

for sale

offers in the region of **£265,000** Freehold

**Paul
Dubberley**



Northwick Terrace, Bilston, WV14 0AF

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Property Description

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Paul Dubberley Estate Agents are delighted to present this well-maintained three-bedroom end-terraced home, ideally located within a popular residential area of Bilston. Perfect for first-time buyers and growing families alike, the property offers a driveway, ground floor WC, en-suite to the principal bedroom and well-proportioned accommodation throughout. The accommodation briefly comprises an entrance hall with useful storage, guest WC, a fitted kitchen/diner providing ample space for cooking and family dining, and a spacious living room to the rear with French doors opening onto the garden, creating an ideal space for relaxing and entertaining.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room. Bedroom two is a comfortable double, whilst bedroom three offers flexibility as a child's bedroom, nursery or home office. A modern family bathroom serves the remaining bedrooms.

Situated close to Bilston town centre, the property enjoys easy access to a range of shops, supermarkets, schools and leisure facilities. Commuters are well served by nearby links to the A463, Black Country Route and M6 motorway network, while Coseley and Wolverhampton railway stations provide convenient rail connections. The Midland Metro and regular bus services are also within easy reach.

Agents Note

The sellers advise that they pay £204 per annum as a contribution towards upkeep.

Entrance Hallway

Doors to kitchen/diner, living room and ground floor wc; Two storage cupboards; Stairs to first floor

Kitchen/Diner

15' 1" x 8' 3" (4.60m x 2.51m)

Double glazed window to front aspect; Gas hob; Cooker hood; Stainless steel sink and drainer; Integrated fridge freezer, oven and microwave; Dishwasher; Central heated radiators

Living Room

14' 10" x 10' 8" (4.52m x 3.25m)

Double doors to rear garden; Media wall to fit 65inch TV; Central heated radiator

Ground Floor W.C

Double glazed window to front aspect; Toilet; Basin; Central heated radiator

Landing

Double glazed window to side aspect; Doors to bedrooms and bathroom; Airing cupboard; Air conditioning unit; Pull down ladders with access to converted loft space

Bedroom One

10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed window to rear aspect; Fitted wardrobes; Central heated radiator; Door to en-suite

En-Suite

9' 6" x 5' 11" (2.90m x 1.80m)

Shower; Basin; Toilet

Bedroom Two

9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to front aspect; Central heated radiator

Bedroom Three

7' 3" x 6' 6" (2.21m x 1.98m)

Double glazed window to rear aspect; Central heated radiator

Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

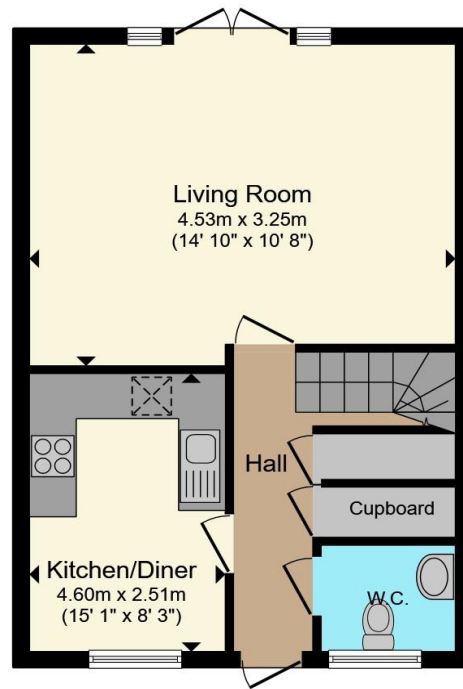
Double glazed window to front aspect; Shower over bath; Toilet; Basin; Central heated radiator



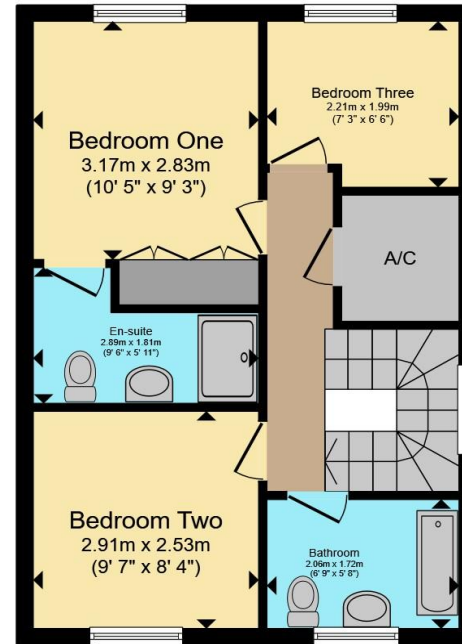




SAVE
Water
SHOWER
Together



Ground Floor



First Floor

Total floor area 88.0 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
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69 Church Street
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PBI105110

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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