

Connells

Loxdale Street
Bilston

Loxdale Street
Bilston WV14 0TE

for sale
£260,000







Property Description

Connells Estate Agents in Wednesbury are delighted to offer for sale this beautifully refurbished and newly extended property in Bilston, presented to a high standard throughout and offered to the market with no onward chain.

The ground floor boasts an impressive open-plan lounge and kitchen, creating a fantastic space for modern family living. The spacious family area benefits from ceiling spotlights, newly laid flooring and a stylish, fully fitted grey kitchen with integrated oven and hob, along with space for additional appliances. Double doors provide access to the rear garden, while a convenient ground floor WC completes the accommodation.

There is also a separate reception room, offering excellent versatility and the potential to be used as a fourth bedroom, home office or additional living space.

To the first floor are three well-proportioned bedrooms, complemented by a brand-new, fully tiled shower room finished to a modern standard.

Externally, the property benefits from a concrete driveway providing ample off-road parking. To the rear is a good-sized garden, featuring a block-paved patio area and lawn, ideal for outdoor entertaining and family enjoyment.

A fantastic opportunity for buyers seeking a modern, ready-to-move-into home with flexible accommodation and no onward chain

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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

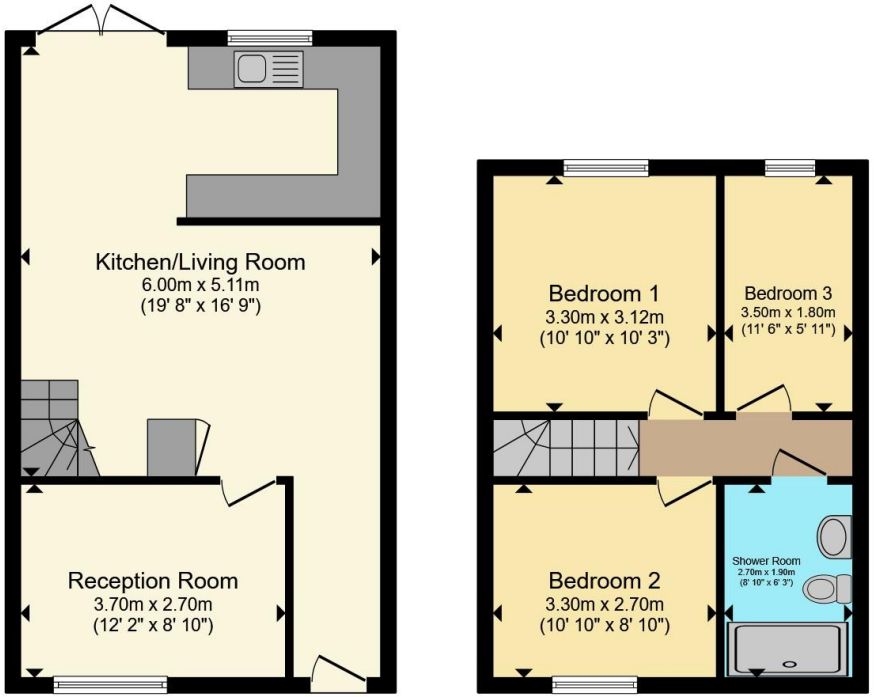












Ground Floor **First Floor**

Total floor area 79.3 m² (854 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

Connells

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: G

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312721

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.