Paul Dubberley

PaulDubberley.co.uk

for sale

offers over **£230,000** **Freehold**

Great Bridge Road Bilston WV14 8NQ

Paul Dubberley Estate Agents present this spacious 3-bed semi-detached with lounge, dining room, conservatory, office and loft room. Close to excellent transport links, shops and schools—ideal for families seeking flexible living in a convenient location.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hallway

A welcoming entrance hallway providing access to the main ground-floor living areas. Offering a bright and practical space with stairs rising to the first floor, it sets a pleasant first impression and ensures smooth flow throughout the home.

Lounge 12' 8" x 12' 3" (3.86m x 3.73m)

A bright and inviting front reception room with a generous window, offering excellent natural light and a comfortable living space ideal for relaxing or entertaining.

Kitchen 8' 10" x 8' 7" (2.69m x 2.62m)

A well-proportioned kitchen with ample worktop space and cabinetry, positioned conveniently between the dining room and utility area.

Dining Room 9' 10" x 9' (3.00m x 2.74m)

A spacious dining area with direct access to the conservatory, creating a natural flow between living and dining spaces. Perfect for family meals and hosting.

Conservatory 10' x 9' 8" (3.05m x 2.95m)

A versatile, light-filled room overlooking the garden—ideal as a relaxing sitting area, playroom or additional dining space.

Walk Way

A practical covered walkway connecting the kitchen to the utility area, providing sheltered access and convenient movement between spaces. Ideal for everyday use, storage needs or transitioning to the rear of the property in all weather conditions.

Utility 8' x 4' 7" (2.44m x 1.40m)

A practical utility space with plumbing and storage.

Bedroom One 10' 1" x 9' 8" (3.07m x 2.95m)

A generous double bedroom positioned at the front of the property, offering excellent floor space for furniture and storage.

Bedroom Two 12' 3" x 9' 5" (3.73m x 2.87m)

Another good-sized double bedroom with a pleasant rear aspect, suitable for children, guests or a comfortable second bedroom.

Bathroom 7' 9" x 5' 6" (2.36m x 1.68m)

A modern and well-presented family bathroom featuring a

Total floor area 118.4 m² (1,275 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

To view this property please contact Paul Dubberley on

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Property Ref: PBI104775 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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