

for sale

offers over **£200,000** Freehold



Edward Close Bilston WV14 8SA

A beautifully presented three-bedroom semi-detached home in a quiet cul-de-sac, offering a lounge, separate dining room, fitted kitchen and outbuilding. Close to transport links, local amenities and well-rated schools—ideal for families and first-time buyers.



Property Details

Entrance Hallway

Door to lounge; Storage cupboard

Lounge 11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window to front aspect

Kitchen 12' 4" x 5' 10" (3.76m x 1.78m)

Double glazed window to rear aspect; Wall and base units; Space for appliances; Door to garden

Dining Room 12' 4" x 11' 11" (3.76m x 3.63m)

Doors to rear garden

Landing

Double glazed window to side aspect; Doors to bedrooms and bathroom

Bedroom One 12' 4" x 12' (3.76m x 3.66m)

Double glazed window to rear aspect

Bedroom Two 12' x 10' 10" (3.66m x 3.30m)

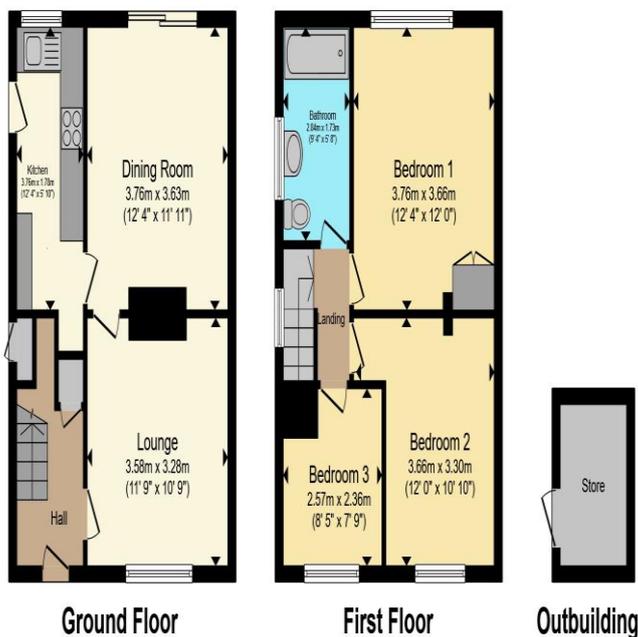
Double glazed window to front aspect

Bedroom Three 8' 5" x 7' 9" (2.57m x 2.36m)

Double glazed window to front aspect

Bathroom

Double glazed window to side aspect; Bath; Basin; Toilet



To view this property please contact Paul Dubberley on

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104513 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 82.3 m² (886 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. 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.



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk