

for sale

£170,000 Freehold



## Bruford Road Wolverhampton WV3 0BA

\*Paul Dubberley Estate Agents are delighted to offer this spacious three-bedroom mid-terraced home with no upward chain. Featuring two reception rooms, kitchen, utility and rear bathroom, conveniently located close to local amenities, schools and excellent transport links.\*



# Property Details

## Entrance Porch

Door to hallway

## Hallway

Storage cupboard; Door to lounge and dining room; Central heated radiator

## Dining Room 11' 8" x 9' 1" ( 3.56m x 2.77m )

Double glazed window to front aspect; Central heated radiator

## Lounge 12' 4" x 11' 9" ( 3.76m x 3.58m )

Central heated radiator; Doors to utility and kitchen

## Kitchen 11' x 7' 1" ( 3.35m x 2.16m )

Double glazed window to side aspect; Wall and base units; Space for appliances; Central heated radiator; Door to bathroom and utility

## Utility 11' 9" x 7' 1" ( 3.58m x 2.16m )

Doors to side of property and rear garden

## Landing

Doors to bedrooms

## Bathroom 7' 1" x 4' 8" ( 2.16m x 1.42m )

Double glazed window to side aspect; Fully tiled; Bath; Toilet; Basin; Central heated radiator; Extractor fan

## Bedroom One 12' 4" x 11' 5" ( 3.76m x 3.48m )

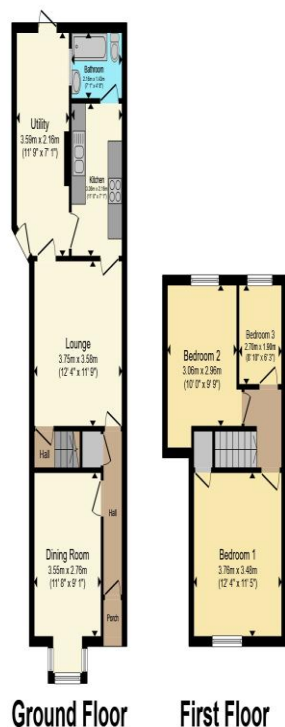
Double glazed window to front aspect; Central heated radiator; Loft access in cupboard

## Bedroom Two 10' x 9' 9" ( 3.05m x 2.97m )

Double glazed window to rear aspect; Central heated radiator

## Bedroom Three 8' 10" x 6' 3" ( 2.69m x 1.91m )

Double glazed window to rear aspect; Central heated radiator



To view this property please contact Paul Dubberley on

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Property Ref: PBI105062 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 86.0 m<sup>2</sup> (925 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](http://www.propertybox.io)



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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