

for sale

offers in the region of **£220,000** Freehold



Pace Crescent Bilston WV14 8BJ

Paul Dubberley Estate Agents are pleased to offer this spacious three bedroom mid terrace home with driveway, utility room and conservatory. Conveniently located close to local amenities, schools and excellent transport links, making it an ideal family home.



Property Details

Agent Notes

The property benefits from 'easements,' which are legal rights to use parts of neighbouring land for specific purposes, such as access for repairs or the passage of utility pipes and cables.

The property has the benefit of standard legal rights granted under the Housing Act 1985, which

typically include rights of way and access to services common in residential areas.

Entrance Porch

Door to hallway

Hallway

Door to living room; Central heated radiator; Stairs to first floor

Living Room 14' 7" x 13' 10" (4.45m x 4.22m)

Double glazed window to front aspect; Electric fire; Central heated radiator

Kitchen 16' 10" x 9' 10" (5.13m x 3.00m)

Double glazed window to rear aspect; Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances;

Breakfast bar; Storage cupboard; Doors to utility room and conservatory; Central heated radiators

Utility Room 10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to front aspect; Doors to frontage and rear garden

Conservatory 9' 10" x 7' 7" (3.00m x 2.31m)

Doors to rear garden

Landing

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

Bedroom One 13' 5" x 9' 10" (4.09m x 3.00m)

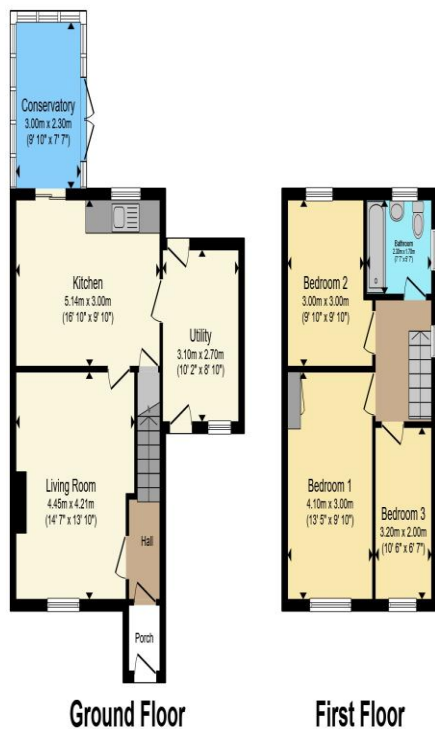
Double glazed window to front aspect; Central heated radiator; Storage cupboard

Bedroom Two 9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Three 10' 6" x 6' 7" (3.20m x 2.01m)

Double glazed window to front aspect; Central heated radiator



Total floor area 89.7 m² (965 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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BILSTON WV14 0AX

Property Ref: PBI105061 - 0004

Tenure:Freehold EPC Rating: C

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.

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