

for sale

offers over **£270,000** Freehold



## Elm Avenue Bilston WV14 6AS

\*Two bedroom detached bungalow offered with no upward chain, featuring a spacious lounge/dining room, garage and two driveways. Set on a generous plot with a well-maintained rear garden. A well-cared-for home in a highly convenient setting – early viewing is highly recommended.\*



# Property Details

## Entrance Porch

Door to hallway

## Hallway

Storage cupboard; Doors to living/dining room, bathroom and bedrooms

## Lounge 16' 1" x 9' 11" ( 4.90m x 3.02m )

Double glazed window to front aspect; Open plan living/dining area

## Dining Room 13' 7" x 10' ( 4.14m x 3.05m )

Patio doors to rear garden; Open plan living/dining area

## Kitchen 17' 2" x 11' 9" ( 5.23m x 3.58m )

Double glazed window to rear aspect; Door to rear garden

## Bedroom One 15' x 9' 11" ( 4.57m x 3.02m )

Double glazed window to rear aspect

## Bedroom Two 9' 11" x 9' 2" ( 3.02m x 2.79m )

Double glazed window to front aspect

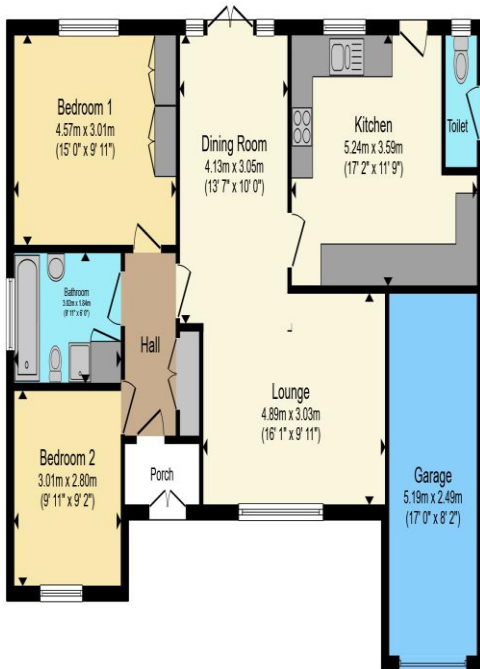
## Bathroom 9' 11" x 6' ( 3.02m x 1.83m )

Double glazed window to side aspect; Bath; Shower; Toilet; Basin; Storage cupboard

## Garage 17' x 8' 2" ( 5.18m x 2.49m )

## Outdoor W.C

Toilet



Ground Floor

Total floor area 94.4 m<sup>2</sup> (1,016 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.



To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104978 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

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](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)