for sale

£240,000 Freehold

Paul Dubberley



Meldon Drive Bilston WV14 8BQ

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Property Description

Paul Dubberley Estate Agents are delighted to present this spacious three-bedroom end-terraced home on Meldon Drive, offering versatile living space, excellent local amenities and the added benefit of no upward chain, making it an ideal purchase for families or first-time buyers.

Step inside through the porch into a welcoming hallway, leading to a generous lounge with plenty of room to relax and entertain. To the rear, the separate dining room provides the perfect setting for family meals and flows into the conservatory, creating an additional light-filled space overlooking the garden. The kitchen is conveniently positioned alongside the dining room, while a useful utility room offers valuable extra storage and laundry space.

Upstairs, the property boasts three well-proportioned bedrooms together with a modern shower room featuring a practical level access shower, ideal for ease of use and accessibility.

Outside, the property benefits from a driveway, with the end-terrace position offering additional privacy.

Conveniently located for everyday living, the property is within easy reach of local shops, supermarkets, healthcare facilities and leisure amenities. Excellent transport connections include nearby access to the Black Country Route, M6 motorway and regular bus services linking Bilston, Wolverhampton and Wednesbury. Families will appreciate the selection of well-regarded primary and secondary schools available in the area.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Porch

Door to hallway

Hallway

Central heated radiator; Doors to lounge and kitchen; Understairs storage cupboard; Stairs to first floor

Lounge

15' 3" x 12' 11" (4.65m x 3.94m)

Double glazed window to front aspect; Central heated radiator; Sliding door to dining room

Dining Room

10' 10" x 9' 2" (3.30m x 2.79m)

Sliding door to conservatory; Central heated radiator

Conservatory

8' 6" x 6' 3" (2.59m x 1.91m)

Double doors to rear garden; Central heated radiator

Kitchen

8' 9" x 6' 2" (2.67m x 1.88m)

Double glazed window to rear aspect; Integrated oven, hob and extractor fan; Central heated radiator; Wall and base units; Sink and drainer; Door to lobby

Lobby

Doors to utility room, rear garden and frontage

Utility Room

7' 10" x 6' 2" (2.39m x 1.88m)

Landing

Doors to bedrooms and shower room; Storage cupboard; Access to loft

Bedroom One

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to rear aspect; Central heated radiator; Fitted wardrobes

Bedroom Two

12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window to front aspect; Central heated radiator; Fitted wardrobes

Bedroom Three

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

Double glazed window to side aspect; Central heated radiator

Shower Room

7' 5" x 5' 7" (2.26m x 1.70m)

Double glazed window to rear aspect; Level access shower; Toilet; Basin











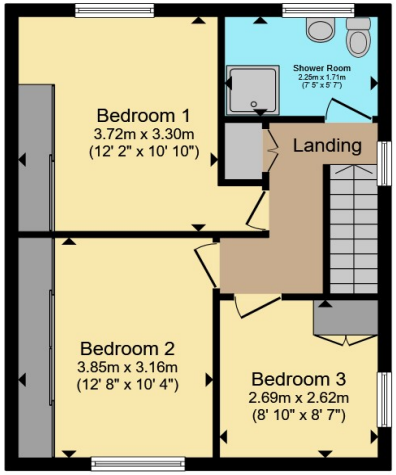








Ground Floor



First Floor

Total floor area 105.9 m² (1,140 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

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69 Church Street
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EPC Rating: C

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PBI105108

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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