for sale

offers in excess of **£200,000** Freehold

Paul Dubberley



Lawnside Green Bilston WV14 6HP

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Property Description

Paul Dubberley Estate Agents are delighted to present this spacious three-bedroom mid-terrace family home, offered for sale with no upward chain and situated in a popular residential location within Bilston.

Ideal for first-time buyers, families and investors alike, the property benefits from well-proportioned accommodation throughout. The ground floor comprises an entrance porch, welcoming hallway, convenient guest W.C., spacious living room, separate dining room, fitted kitchen and a bright conservatory overlooking the rear garden, providing excellent space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family shower room.

Externally, the property benefits from an enclosed rear garden together with a useful detached storage outbuilding, ideal for additional household storage.

Lawnside Green is conveniently located close to a range of local shops, supermarkets, leisure facilities and amenities. Excellent transport links provide easy access to Bilston Town Centre, Wolverhampton City Centre, the Black Country Route and M6 motorway network, whilst nearby bus and tram services offer convenient commuting options. The property is also well placed for a variety of well-regarded primary and secondary schools.

Offering generous accommodation, practical living space and excellent accessibility, this fantastic home must be viewed to be fully appreciated.

Porch

Hallway

W/C

Living Room
13' 2" x 13' 1" (4.01m x 3.99m)

Dining Room
13' 2" x 10' 10" (4.01m x 3.30m)

Kitchen
9' 2" x 7' 7" (2.79m x 2.31m)

Conservatory
7' 7" x 6' 3" (2.31m x 1.91m)

Landing

Bedroom One
13' 1" x 11' 6" (3.99m x 3.51m)

Bedroom Two
12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Three
8' 6" x 8' 2" (2.59m x 2.49m)

Shower Room
6' 7" x 6' 7" (2.01m x 2.01m)

Outbuilding
7' 3" x 7' 3" (2.21m x 2.21m)

Agent 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.



















Total floor area 95.3 m² (1,026 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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To view this property please contact Paul Dubberley on

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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/PBI105289

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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