

Rees Page



10 Cumberland Road, Bilston, West Midlands, WV14 6LT

A traditional detached family residence, within this established residential area. Offered with no upwards chain and accommodation to include three bedrooms, two reception rooms, fitted kitchen, conservatory, utility and guest WC, and family bathroom. Whilst benefiting further from double glazing and radiator central heating (both where specified), garage, driveway and spacious rear garden.

Viewing is highly recommended for full appreciation of the size and further potential.

Offers are invited for consideration.

Offers Around

£270,000



Entrance

Is made via timber framed porchway with double doors, windows, wall and ceiling light, plus further door into

Reception Hall

With a ceiling light, built-in cupboard, understairs cupboard, radiator and doors into

Dining Room

13' 5" (into bay) x 11' 5" (4.09m x 3.48m)

With a double glazed front bay window, ceiling light, coving and a radiator.



Lounge

12' 0" x 11' 6" (3.66m x 3.51m)

With an inset gas fire, TV point, radiator, ceiling light and double doors to a conservatory.

Conservatory

12' 1" x 10' 1" (3.68m x 3.07m)

With a ceiling light, tiled floor and double glazed windows, plus doors to the rear garden.



Kitchen

12' 4" x 9' 4" (3.76m x 2.84m)

Having a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, tiled splashbacks, integrated oven and gas hob, extractor canopy, built in fridge/freezer, integrated dishwasher, ceiling light and fan, laminate flooring, double glazed rear window and door into

Side Lobby

Comprising of a side walkway with ceiling light, doors to WC and garage, and opening into

Utility Area

7' 6" x 7' 0" (2.29m x 2.13m)

Having a fitted base cupboard with sink unit, roll edge work surfaces, plumbing for a washing machine, tiled floor and splashbacks, strip light, Main Combi Eco boiler, double glazed doors and window to rear garden.



WC

With a corner wash basin, ceiling light and a WC.

Garage

15' 8" x 7' 9" (4.78m x 2.36m)

Having ceiling strip lights and double doors to the front driveway.

Stairs rise from the hallway to first floor landing with two double glazed windows, ceiling lights, radiator, loft hatch and doors into

Bedroom One

13' 10" (max into bay) x 11' 6" (4.22m x 3.51m)

With a double glazed front bay window, ceiling light, coving, wardrobe unit and a radiator.

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

With a ceiling light, radiator, wardrobe unit and a double glazed rear window.

Bedroom Three

9' 5" x 8' 4" (2.87m x 2.54m)

With a ceiling light, radiator and double glazed windows to the side and rear.

Bathroom

6' 4" x 6' 0" (1.93m x 1.83m)

Having a P-shape panel bath with glazed screen and shower over, tiled walls and floor, WC, wash basin with cupboard below and above, extractor fan, ceiling lights and a towel radiator.

Outside

To the rear is a mature garden with patio, lawn and shed. To the fore is a block paved driveway, providing off road parking.

Location

The property is situated within this established residential area, at hand for a wealth of local amenities, and with ease of access to Bilston town, plus bus and road networks to surrounding areas. From the A41 turn into Prouds Lane, follow for some distance and turn into Cumberland Road. The property can be found after a short distance on the right. For SATNAV please use the postcode WV14 6LT

NB

The property forms part of an Estate and Grant of Probate has been applied for. There is no upwards chain.

Curtains, carpets, light fittings will remain in-situ as seen.

Any remaining contents are potentially negotiable or will be removed prior to completion.

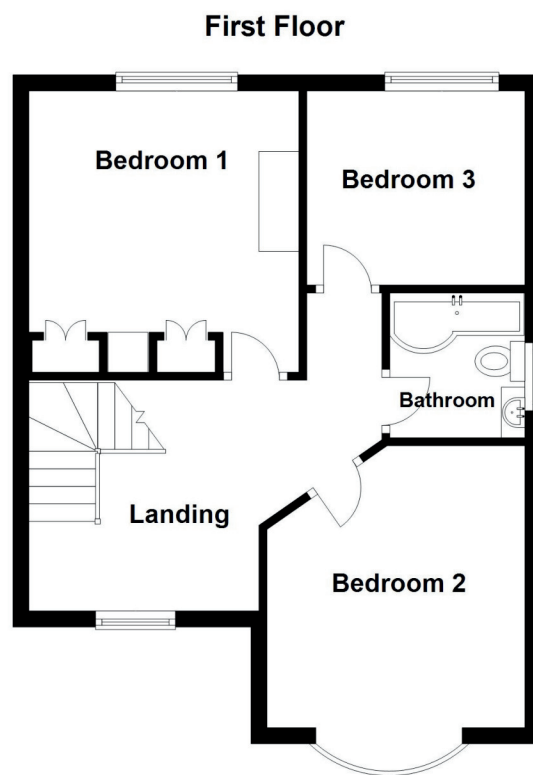
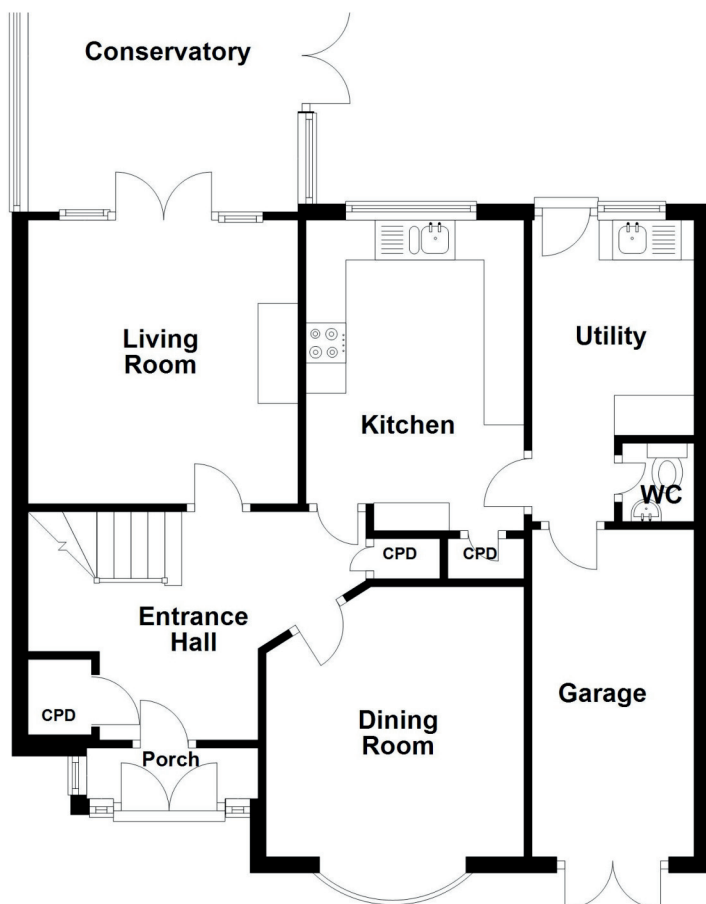
Viewing is strictly by prior appointment.

Title: Freehold

Council Tax - Wolverhampton Band D

EPC Rating - C





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

10 Cumberland Road, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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