



## 46 Lees Terrace, Bradley, Bilston, Wolverhampton, WV14 8EL

Situated within a cul-de-sac in this established residential area with many surrounding amenities and convenient for commute.

This semi-detached bungalow residence provides spacious, partly open plan living accommodation that includes, shower room, kitchen, living room, two bedrooms and boarded attic room, whilst benefiting from double glazing, central heating, driveways, and detached garage.

There is no upwards chain, and offers are invited for consideration.

Offers Around

**£205,000**



### Entrance

Is made via a double-glazed doorway into

### Reception Hall

With a ceiling light, oak wood flooring and doors into

### Shower Room

5' 9" x 5' 3" (1.75m x 1.60m)

Having a glazed shower cubicle, WC, washbasin, radiator, tiled walls and floor and a double-glazed front window.



### Kitchen

18' 1" x 9' 11" max (5.51m x 3.02m)

With a range of fitted wall and base units, roll edge work surfaces, inset sink and drainer, plumbing for a washing machine, integrated oven, halogen hob, extractor canopy, built in fridge and freezer, tiled splashbacks, double glazed side windows, oak flooring, two radiators and doors into



### Living Room

14' 5" (max into bay) x 11' 10" (4.39m x 3.61m)

Having a double-glazed front bay window, ceiling and wall lights, smoke alarm, feature fireplace, radiator, oak flooring and TV, cable and telephone points.

### Bedroom One

11' 3" x 11' 0" max (3.43m x 3.35m)

Having a double-glazed front window, wall light points and a radiator.



### Bedroom Two

8' 8" x 8' 1" (2.64m x 2.46m)

Having a double-glazed rear window, ceiling light and a radiator.

An open **Staircase** rises from the kitchen to a boarded attic room.

## Attic Room

15' 4" x 11' 5" (4.67m x 3.48m)

With sloping ceilings, rear window, strip light, eves access doors, radiator, and cupboard with Worcester boiler.



## OUTSIDE

To the fore is a low maintenance landscaped garden with two gated driveway areas and access to a gated side carport which opens onto the rear garden area.

To the rear, behind the carport the driveway leads to a detached sectional garage and a lawned garden.

## Garage

18' 2" x 12' 5" (5.54m x 3.78m)

Concrete sectional construction with an up and over front door, side window, strip light, power points, and an inspection pit.



## Location

The property is located within a cul-de-sac in an established residential area, ideal for many local amenities and commute.

From A4098 Great Bridge Road, turn onto Bradley Lane, then right into Lees Road and further right into Lees Terrace. The property can be found after a short distance on the left.

For SATNAV please use the postcode WV14 8EL.



## NB

The property forms part of an Estate and Probate has been applied for.

There is no upwards chain.

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

Any remaining furniture and contents will be removed prior to completion.

Offers are invited for consideration.



**Council Tax:** Wolverhampton Band B

**Energy Performance Rating:** D

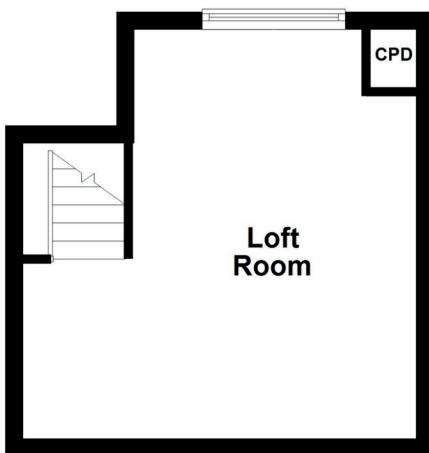
**Title:** Freehold

**Total Floor Area = 68 square metres**

**Ground Floor**



**First Floor**



**46 Lees |Terrace, Bilston**

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 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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