

# Rees Page



## **30b Bissell Street, Bilston, West Midlands, WV14 7EN**

Ideally situated for access to the many amenities that Bilston town has to offer, including its shops, market, Tramway, and the Black Country route. This first floor flat offers spacious accommodation, generally well presented and modernised but requiring some slight finishing works in places.

With double glazing, radiator central heating (both where specified) and a delightful, landscaped rear garden.

The property benefits further from having no upwards chain and offers are invited for consideration.

Offers Around

**£119,000**





### Entrance

Is made via a flight of steps up to a front door and opening into a

### Reception Area

With ceiling light, coving and further steps up to a further door, opening into

### Reception Hall

With a loft access hatch, ceiling light, coving, radiator with cover, and doors into



### Living Room

17' 9" max x 11' 2" min (5.41m x 3.40m) / 12' 9" max x 9' 8" min (3.89m x 2.95m)

Having a ceiling light, coving, gas fire with marble hearth, radiator with cover, TV point, laminate flooring and two double glazed front windows.

### Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

With a ceiling light, coving, radiator and cover, laminate flooring and a double glazed front window.



### Bedroom Two

12' 3" x 10' 5" min (3.73m x 3.17m)

With a ceiling light, radiator, built-in cupboard and a double glazed rear window.



### Kitchen

9' 7" x 8' 11" (2.92m x 2.72m)

Having a range of fitted cupboards, roll edge work surfaces, sink and drainer, ceiling light, plumbing for a washing machine, built in pantry, radiator and two double glazed windows.

### Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

With a ceiling light point, pedestal wash basin, WC, panel bath (panel is missing), towel radiator, extractor fan and a double glazed rear window.



## OUTSIDE

To the fore is a footpath leading to entrance steps and also to the rear garden.

To the rear is a landscaped garden with gated access, brick built cupboard, large wooden shed, further 'entertainment' shed with canopy, patio, borders and a cold water tap.

## Location

Ideally situated for access to the many amenities that Bilston town has to offer, including its shops and market. Plus commutable by way of the Midland Metro Tramway and the A454 Black Country route.

From the Oxford Street island at Bilston, turn into the A41 Oxford Street and then left into Gozzard Street and on into Bissell Street and the property is on the left.

For SATNAV please use the postcode WV14 7EN

## NB

The property is offered with no upwards chain. Probate has been granted.

Any remaining fixtures and fittings will be included as seen.

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

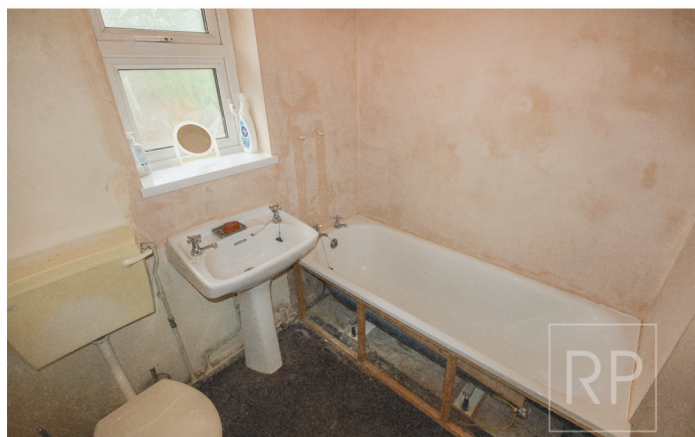
Offers are invited for consideration.

Viewing is strictly by prior appointment with the agent.

**Council Tax:** Wolverhampton Band A

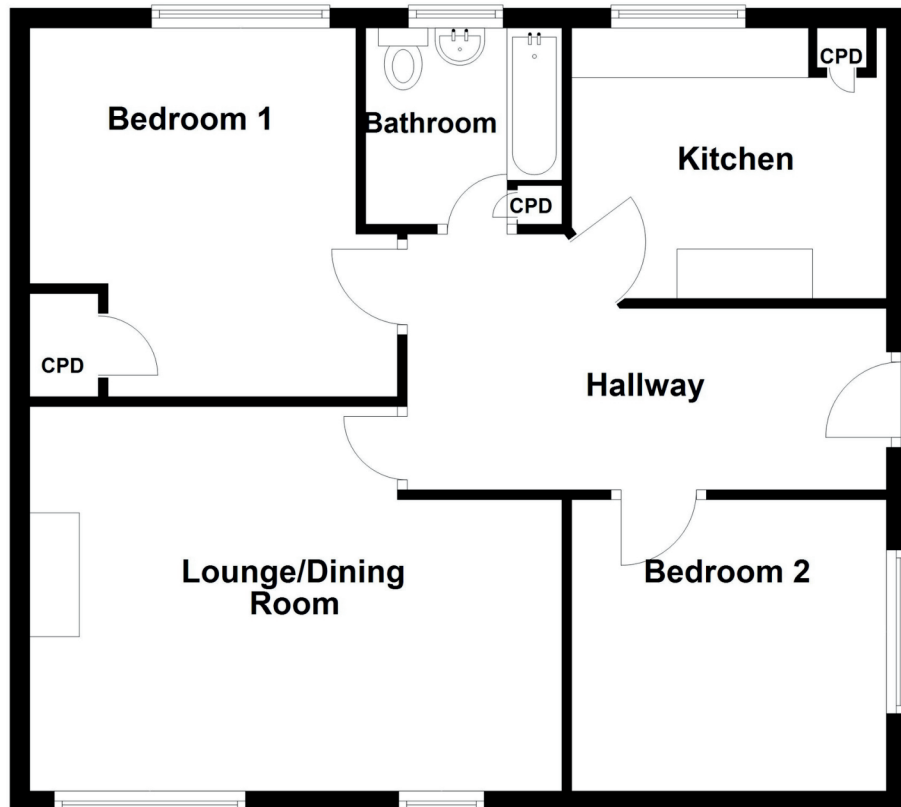
**Title:** Leasehold

**Energy Performance Rating:** C



**Total Floor Area = 63 square metres**

**Ground Floor**



**30B Bissell Street, Bilston, 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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