

# Rees Page



## 49 Cumberland Road, Bilston, Wolverhampton, WV14 6LT

Situated within an established residential area ideal for commute and located near to many local and wider Bilston amenities, including schools, shops and parks.

This one bedroom, first floor, purpose built flat, within a block of four, benefits from double glazing and electric storage heating (both where specified) and has the use of communal gardens.

With no upwards chain and offers invited for consideration, viewing is most highly recommended.

Offers Around

**£97,500**



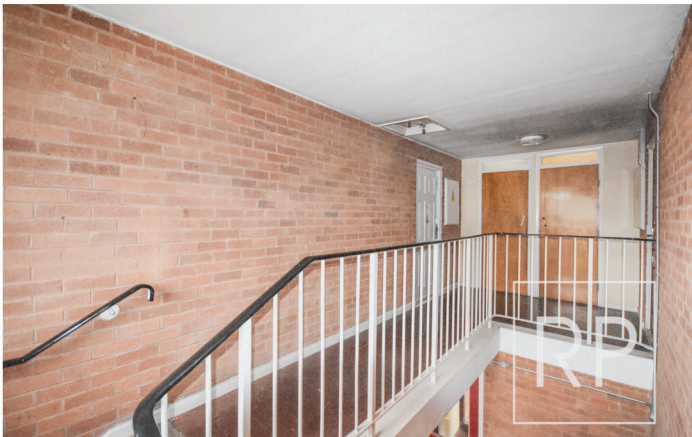
### **Entrance**

Is made via an intercom entry security door, into communal hall, stairs, landing areas, with first floor access to flat.

A composite fire door opens into

### **Reception Hall**

With an intercom entry phone, ceiling light, store cupboard, airing cupboard, storage heater, loft access hatch and doors into



### **Living Room**

16' 10" x 9' 11" (5.13m x 3.02m)

Having double-glazed windows to front and side, two ceiling lights, coving, two storage heaters with covers, TV and telephone points and door into



### **Kitchen**

9' 11" x 7' 6" (3.02m x 2.29m)

Having a range of fitted wall and base cupboards, roll edge work surfaces, inset sink and drainer, free standing electric cooker, tiled splashbacks, plumbing for a washing machine, strip light, extractor fan and a double-glazed rear window.



### **Bedroom**

11' 8" x 9' 6" (3.56m x 2.90m)

Having a ceiling light, TV point, coving and a double-glazed front window.

### **Bathroom**

6' 6" x 6' 0" (1.98m x 1.83m)

With a spacious open shower area, ceiling light, wash basin, WC, Dimplex heater, tiled walls and double-glazed rear window.

## OUTSIDE

Upon the first floor landing is a useful lockable store cupboard.

To the fore of the block is a communal lawn with access to the security entry door.

To the rear is a security door opening onto the communal garden, with lawn, washing drying area and side gate.

## Location

Ideally located for many local amenities, including nearby schools, shops and parks; convenient for commute with bus routes at hand and good road networks, including the Black Country route plus access to many surrounding areas via the Midland Metro Tram network and the motorway network.

From Moseley Road or Wellington Road, turn into Prouds Lane and then follow along turning into Cumberland Road, and the property can be found after a short distance on the left.

For SATNAV please use the postcode WV14 6LT.

## NB

The property is offered with no upwards chain.

Fixtures and fittings are included and will remain in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment via the agent.

**Council Tax:** Wolverhampton Band A

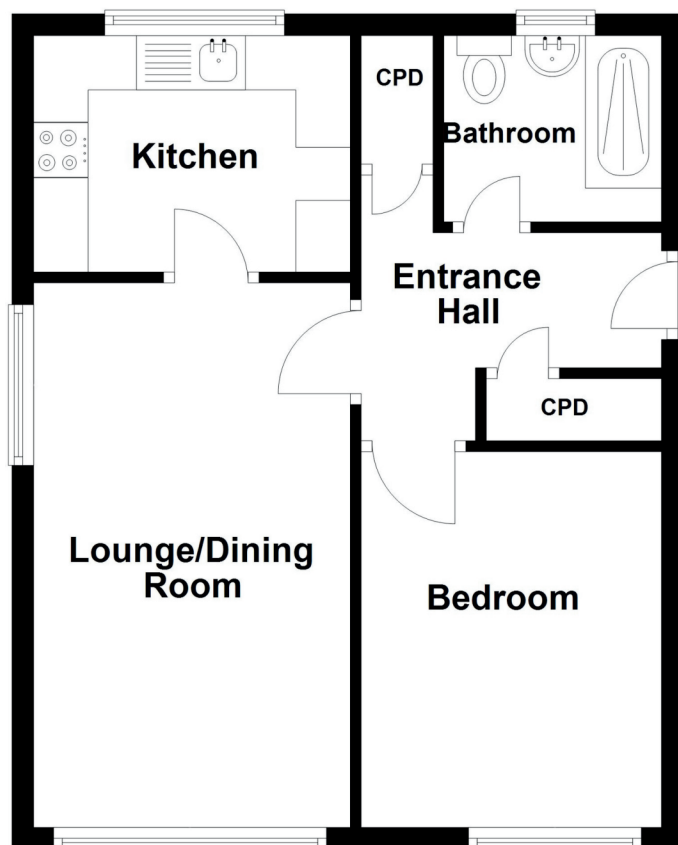
**Title:** Leasehold

**Energy Performance Rating:** D



**Total Floor Area = 44 square metres**

**Ground Floor**



**Flat 49 Cumberland Road, 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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