

SKITTS

ESTATE AGENTS



**6, Broadmoor Road,
Bilston, WV14 0RN**

£190,000

01902 353 578

We Value Your Home



A substantial semi-detached property extended to provide excellent family accommodation offered for sale with no upward chain. This three bedroom property is situated in a popular residential area local to a range of amenities including shops, schools and public transport services. The property benefits from numerous noteworthy features including: a 21ft living room, a useful downstairs wet room plus first floor bathroom, off road parking plus garage, rear garden, central heating and double glazing. Council Tax Band B. Energy Rating E Tenure FREEHOLD.

Approach By way of concrete driveway providing off road parking.

Reception Hall Having a double glazed front door and central heating radiator.

Living Room 21' 4" max x 13' 9" max (6.50m max x 4.19m max) Having two central heating radiators, a double glazed window and a storage cupboard.

Downstairs Wet Room 7' 0" x 3' 7" (2.13m x 1.09m) Having a shower fitting, wash hand basin, low flush W.C, extractor fan, double glazed window, chrome heated towel rail, ceramic wall and floor tiles.

Kitchen 10' 0" x 9' 5" (3.05m x 2.87m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring gas hob and cooker hood, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles, central heating radiator, double glazed window and door leading out.

Landing Having a loft hatch for access.

Bedroom One 14' 2" x 12' 0" (4.31m x 3.65m) Having central heating radiator and two double glazed windows.

Bedroom Two 11' 6" x 9' 8" (3.50m x 2.94m) Having central heating radiator, double glazed window and laminate flooring.

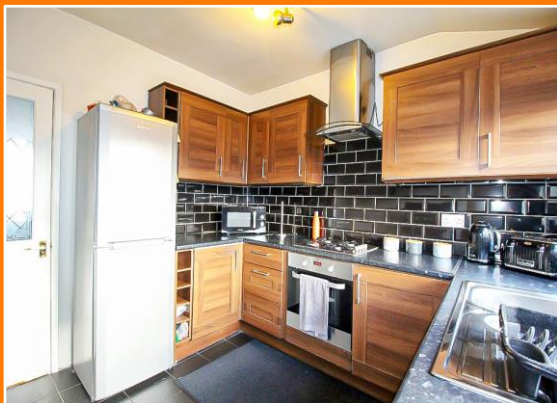
Bedroom Three 13' 7" x 7' 4" (4.14m x 2.23m) Having central heating radiator, double glazed window and laminate flooring.

Bathroom 8' 0" x 6' 7" (2.44m x 2.01m) Having 'White' suite comprising of paneled bath, pedestal wash hand basin, low flush W.C, ceramic wall tiling, central heating radiator and double glazed window.

Garage 19' 6" x 9' 0" (5.94m x 2.74m) Having 'Up & Over' door, light, wall mounted combination boiler and power points.

Rear Garden Enclosed from neighboring properties and a paved patio area.





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

Council Tax Band: B

EPC Rating: E

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

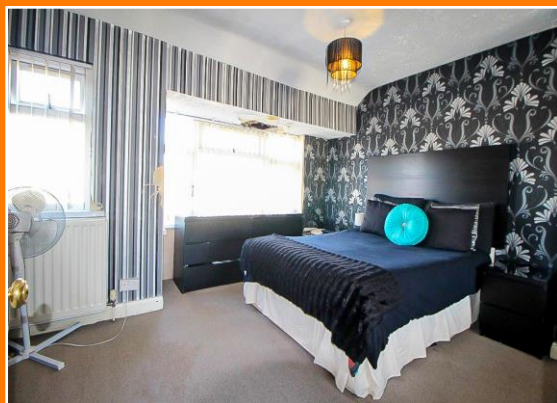
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

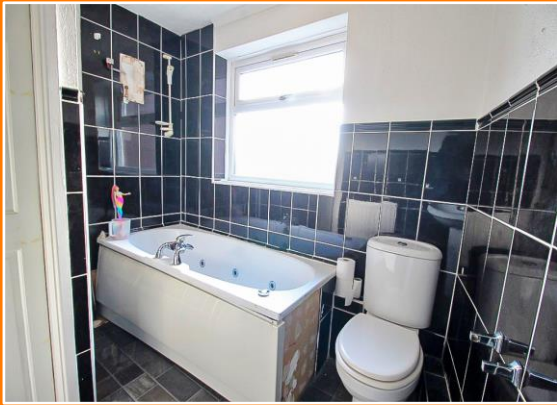
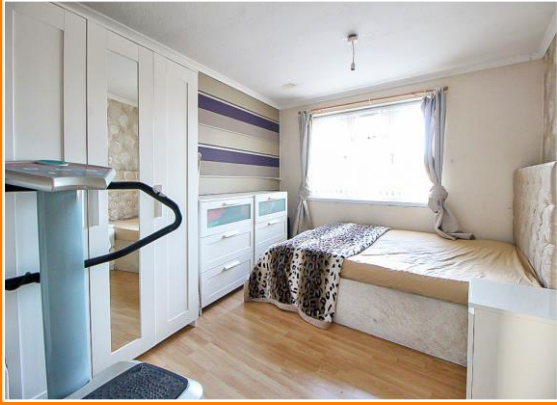
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DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

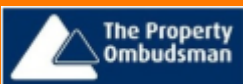




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR