

SKITTS

ESTATE AGENTS



**10, Darlaston Lane,
Bilston, WV14 7BW**

£229,950

01902 353 578

We Value Your Home



A delightful three bedroom semi-detached family home providing well presented accommodation throughout. Interior viewing is **HIGHLY** recommended. Occupying a pleasant position in a popular residential area local to a range of amenities, this well maintained property benefits from double glazing, central heating and off road parking. The property briefly comprises: entrance porch, entrance hall, living room, kitchen, conservatory, ground floor bathroom and a delightful garden to the rear. To the first floor there are three bedrooms and W.C. off master bedroom. Energy Rating - E Council Tax Band - A Tenure - FREEHOLD

Approach By way of block paved driveway providing off road parking.

Entrance Porch Having double glazed windows and laminate flooring.

Entrance Hall Having central heating radiator, stairs off and laminate flooring.

Living Room 14' 7" into bay window x 11' 11" max (4.44m into bay window x 3.63m max) Having coal effect electric fire with marble type surround, central heating radiation, double glazed bay window, laminate flooring.



Kitchen 15' 0" x 10' 3" (4.57m x 3.12m) Having inset composite type sink top with fitted base units and decorative laminate work tops, built-in oven with four ring gas, hob and cooker hood, integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards, part ceramic wall and floor tiling, central heating radiator, double glazed window, double glazed French doors to conservatory.

Conservatory 9' 5" x 9' 3" (2.87m x 2.82m) Having double glazed windows and double glazed door leading out to rear garden and laminate flooring.

Landing Having double glazed window and hatch to roof space.

Bedroom One 12' 0" x 11' 2" (3.65m x 3.40m) Having central heating radiator, double glazed windows and laminate flooring.

Bedroom Two 11' 6" x 8' 11" (3.50m x 2.72m) Having central heating radiator, double glazed windows and laminate flooring.

Bedroom Three 8' 6" x 5' 10" (2.59m x 1.78m) Having central heating radiator, double glazed windows and laminate flooring.

Ground Floor Bathroom 5' 10" x 5' 4" (1.78m x 1.62m) Having 'White' suite comprising of paneled bath with shower fitting, pedestal wash hand basin, and low flush W.C, ceramic wall and floor tiling, extractor fan, central heating radiator, double glazed window.

Rear Garden Enclosed from neighboring properties, paved, patio area, cold water tap, garden shed, gated side access, neat lawn area, numerous flowers and flowering shrubs and cupboard housing a combination boiler.



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: A

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.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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.

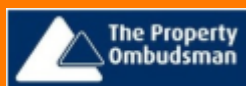




47 Church Street
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WV14 0AX

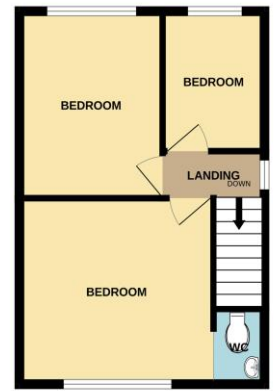
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bilston@skitts.net



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or whether or not they are given.
Made with MapInfo ESDN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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