

SKITTS

ESTATE AGENTS



George Road, Coseley
Bilston, WV14 8RB

£199,950

01902 353 578

We Value Your Home



A well presented two bedroom semi-detached property occupying a pleasant position in a much sought after residential area. This home benefits from double glazing, central heating, ample off road parking and 28ft garage. The accommodation briefly comprises: entrance hall, living room, kitchen/diner, two bedrooms with bedroom one partitioned into two rooms, bathroom and separate W.C. PLEASE CALL SKITTS BILSTON FOR YOUR APPOINTMENT TO VIEW! Energy Rating - D Council Tax Band - B Tenure - FREEHOLD

Approach By way of concrete and paved driveway providing off road parking.

Entrance Hall Having central heating radiator, stairs off, storage cupboard, ceramic floor tiling.

Living Room 14' 9" into bow window x 11' 5" (4.49m into bow window x 3.48m) Having electric fire with surround, central heating radiator, double glazed bow window and laminate flooring.

Kitchen/Diner 14' 2" x 11' 10" (4.31m x 3.60m) Having inset stainless steel, sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiling, central heating radiator, double glazed window, understairs storage cupboard, double glazed door to rear garden.

Landing Having an airing cupboard and a cupboard housing a hot water tank.

Bedroom One 13' 1" x 11' 11" (3.98m x 3.63m) Having central heating radiator, double glazed window and partition wall.

Bedroom Two 11' 10" x 8' 10" (3.60m x 2.69m) Having central heating radiator, double glazed window.

Bathroom 6' 2" x 4' 11" (1.88m x 1.50m) Having 'White' suite comprising: paneled bath with shower fitting, pedestal wash hand basin, ceramic floor and wall tiling, chrome heated towel rail.

W.C Having low flush W.C, double glazed window, ceramic wall and floor tiling.

Rear Garden Enclosed from neighboring properties, paved patio area, garden shed, neat lawn area.

Garage 28' 0" x 7' 8" (8.53m x 2.34m) Having 'Up & Over' door, light and power points, two double glazed windows and door to rear garden.





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: D

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.

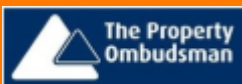




47 Church Street
Bilston
WV14 0AX

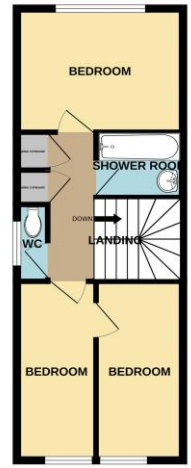
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bilston@skitts.net



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metaphor C2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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