

SKITTS

ESTATE AGENTS



**Cumberland Road,
Bilston, WV14 6LT**

£199,950

01902 353 578

We Value Your Home

A RARE OPPORTUNITY TO PURCHASE A TRADITIONAL DETACHED FAMILY HOME WITH NO UPWARD CHAIN, ON THE EVER POPULAR MOUNTFORD ESTATE!



This property is located in an extremely popular residential area local to an array of amenities. Having three bedrooms, two reception rooms, this property is offered for sale with no upward chain and benefits from majority central heating, double glazing and off road parking.

CALL SKITTS ESTATE AGENTS ON 01902 353578 FOR YOUR APPOINTMENT TO VIEW!

Approach By way of tarmac driveway past lawn fore-garden.

Reception Hall Having double glazed front door, two storage cupboards and central heating radiator.

Living Room 13' 4" x 12' 9" into bay (4.06m x 3.88m) into bay Having gas feature fire-place, central heating radiator and double glazed bay window to front.

Sitting Room 11' 4" x 10' 8" (3.45m x 3.25m) Having gas feature fire-place with tiled surround, central heating radiator and double glazed window to rear.

Kitchen 12' 6" x 7' 9" (3.81m x 2.36m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Built-in oven with four ring gas hob, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, double glazed window to rear, pantry and door to:

Rear Lobby Having door to side access, door to rear garden, window, ground floor W.C. and two stores.

Landing Having two storage cupboards, hatch to roof space and two double glazed windows.

Bedroom One 13' 4" x 11' 0" (4.06m x 3.35m) Having central heating radiator and double glazed window to front.

Bedroom Two 11' 4" x 10' 9" (3.45m x 3.27m) Having central heating radiator and double glazed window to rear.

Bedroom Three 10' 9" x 6' 4" (3.27m x 1.93m) Having central heating radiator and double glazed window to rear.

Bathroom 8' 0" x 5' 8" max (2.44m x 1.73m) max Having panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window to rear.

Rear Garden Enclosed and private from neighbouring properties, neat lawn area, numerous flowers and flowering shrubs and two garden sheds.

Garage Separate to property with a lease charge of £5 per annum.





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.

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 Mortgage Brothers Ltd 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.

Mortgage Brothers Ltd 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.

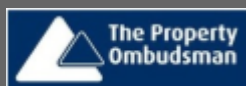




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 Bilston
 WV14 0AX

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: