

SKITTS

ESTATE AGENTS

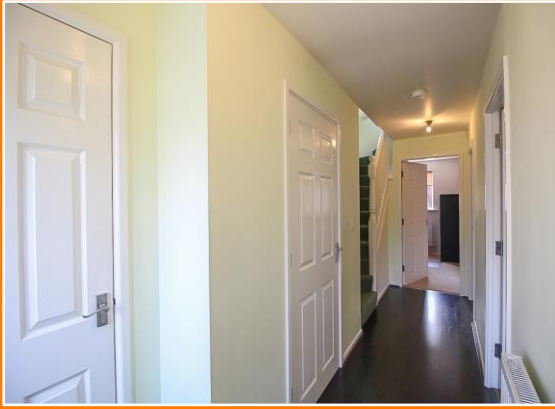


**106, Bay Avenue,
Bilston, WV14 0TT**

£285,000

01902 353 578

We Value Your Home



IMMACULATE, STYLISHLY PRESENTED TOWN HOUSE BENEFITTING FROM VERSATILE ACCOMMODATION! This spacious four bedroom home has been extremely well maintained throughout arranged over three floors and simply must be seen to be appreciated. central heating, double glazing, three bathrooms and study. Externally there is off road parking, detached garage and a low maintenance garden to the rear. This beautiful home is located in a convenient and popular location close to a range of amenities including shops, schools and a variety of public transport services including Loxdale Metro Stop. The accommodation to this stylish residence briefly comprises: entrance hall, W.C. off, kitchen, dining room and office. To the first floor is a living room, bedroom one and en-suite shower room. The second floor includes three bedrooms, en-suite shower room and a family bathroom. Energy Rating - C Council Tax Band - D Tenure - FREEHOLD

Approach By way of pathway past artificial lawn fore-garden.

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

W.C Off Having low flush W.C, pedestal wash hand basin, ceramic floor tiling, central heating radiator and a double glazed window,

Kitchen 13' 3" x 8' 1" (4.04m x 2.46m) Having 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 tiling, central heating radiator, cupboard housing boiler, double glazed window, archway to dining room.

Dining Room 13' 8" x 8' 1" (4.16m x 2.46m) Having central heating radiator, double glazed door to rear garden and laminate flooring.

Study 10' 0" x 6' 8" (3.05m x 2.03m) Having central heating radiator and double glazed window.

First Floor Landing Having central heating radiator and double glazed window.

Living Room 15' 8" max x 15' 1" max (4.77m max x 4.59m max) Having coal effect electric fire with surround, central heating radiator, double glazed window, double glazed doors to Juliet balcony and laminate flooring.

Bedroom One 11' 5" into wardrobe x 8' 10" max (3.48m into wardrobe x 2.69m max) Having central heating radiator, double glazed window, built-in wardrobe.

En-Suite Shower Room Having shower cubicle with shower fitting, pedestal wash hand basin, low flush W.C, central heating radiator, ceramic wall and floor tiling, extractor fan and double glazed window.

Second Floor Landing Having central heating radiator, double glazed window, hatch to boarded roof space and cupboard housing a hot water tank.





Bedroom Two 11' 5" into wardrobes x 8' 10" max (3.48m into wardrobes x 2.69m max) Having central heating radiator, double glazed window.

En-Suite Shower Room Having shower cubicle with shower fitting, pedestal wash hand basin, low flush W.C, central heating radiator, ceramic wall and floor tiling, extractor fan and double glazed window.

Bedroom Three 9' 4" x 7' 11" (2.84m x 2.41m) Having central heating radiator, double glazed window and fitted wardrobe.

Bedroom Four 7' 3" x 6' 10" (2.21m x 2.08m) Having central heating radiator, double glazed window and fitted wardrobe and wall cupboard.

Bathroom 8' 5" x 5' 11" (2.56m x 1.80m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall and floor tiling, extractor fan and central heating radiator.

Rear Garden Enclosed from neighbouring properties, creteprinting patio area, garden shed, gated side access, neat artificial lawn area.

Detached Garage Having tarmacadam driveway, electric 'Up & Over' door, light and double glazed 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: D

EPC Rating: C

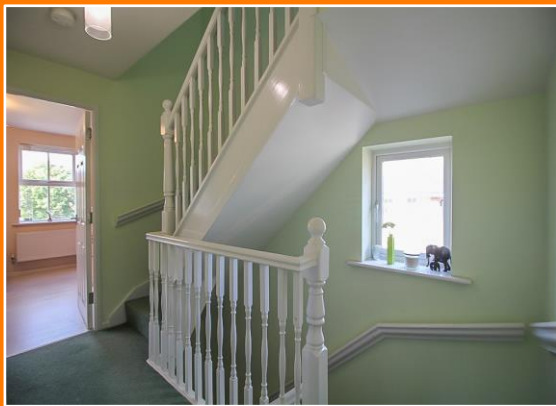
FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

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.

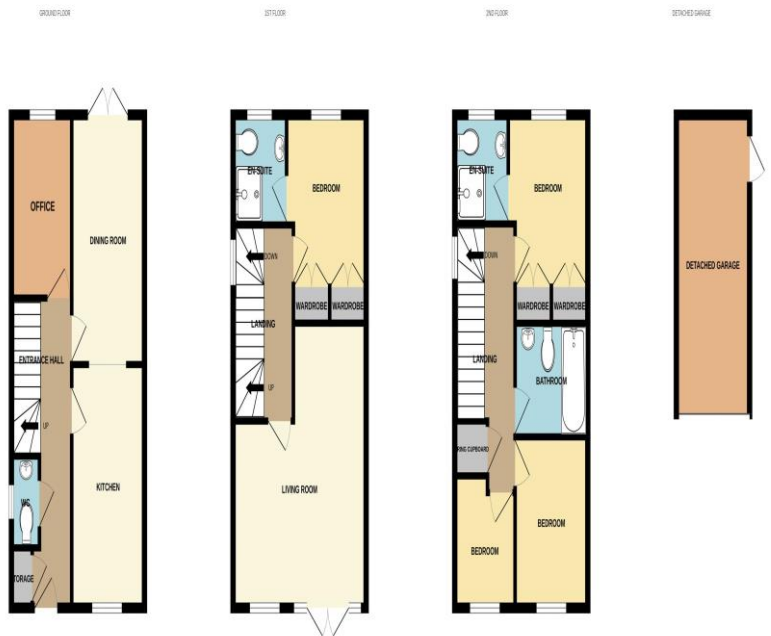
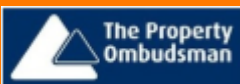




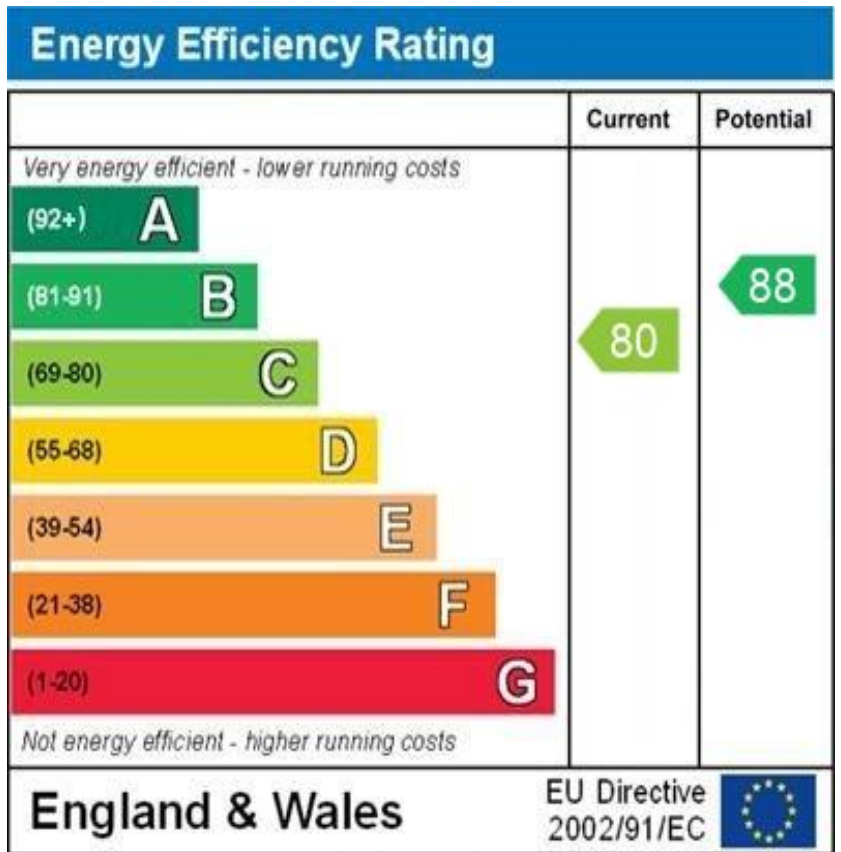
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