

SKITTS

ESTATE AGENTS



Philip Street, Coseley
Bilston, WV14 8YF

£215,000

01902 353 578

We Value Your Home



A particularly impressive family residence occupying a quiet position in an extremely popular residential area local to a range of amenities. This extremely well presented, tastefully decorated and deceptively spacious terraced home with four bedrooms has been well maintained throughout and must be seen to be appreciated. This delightful family home benefits from numerous noteworthy features including: two reception rooms, a stunning kitchen together with a Rangemaster cooker and timber work tops, a stylish downstairs bathroom, four generous first floor bedrooms and a private garden to the rear. The property is centrally heated and double glazed. This is a rare opportunity to purchase a substantial and outstanding home in a pleasant and sought after location in the heart of Coseley. Contact our Bilston branch for your viewing. Council Tax Band B. Energy Rating D. Tenure FREEHOLD.

Side Entrance Hall Having central heating radiator, flush ceiling spot lights, archway to kitchen.

Living Room 15' 2" x 12' 9" (4.62m x 3.88m) Having open fire with tiled surround, hearth and fire-place, central heating radiator, double glazed bay window and two wall light points.

Dining Room 12' 9" x 12' 0" (3.88m x 3.65m) Having central heating radiator, double glazed window and timber fireplace.

Inner Hall Having under stairs storage cupboard.

Kitchen 16' 4" x 8' 3" (4.97m x 2.51m) Inset stainless steel sink top with fitted base units and timber work tops, five ring Rangemaster cooker, plumbing for washing machine, range of fitted wall cupboards with concealed lighting, ceramic wall tiles, timber flooring, flush ceiling spot lights, central heating radiator, double glazed windows and door leading out.

Downstairs Bathroom 12' 6" x 5' 7" (3.81m x 1.70m max) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin, low flush WC, ceramic wall tiling, extractor fan, storage cupboard housing a combination boiler, central heating radiator and two double glazed windows.

Landing Having a storage cupboard.

Bedroom One 12' 0" x 11' 4" (3.65m x 3.45m) Having a central heating radiator, double glazed window and built-in storage cupboard.

Bedroom Two 13' 6" x 10' 8" (4.11m x 3.25m) Having a central heating radiator and a double glazed window.

Bedroom Three 13' 4" x 5' 6" (4.06m x 1.68m) Having a central heating radiator and a double glazed window.

Bedroom Four 11' 9" x 5' 7" (3.58m x 1.70m) Having a central heating radiator and a double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap and neat lawn 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: 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.

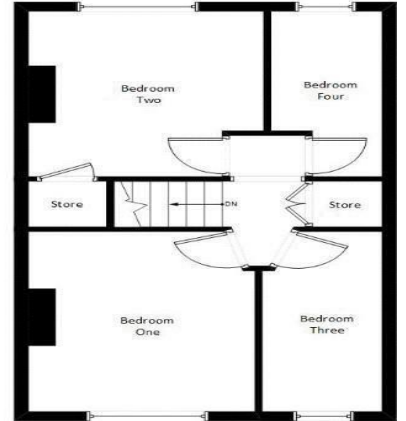
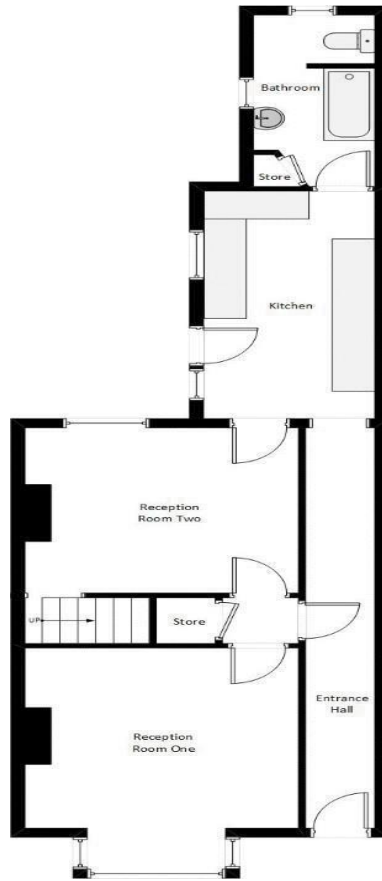
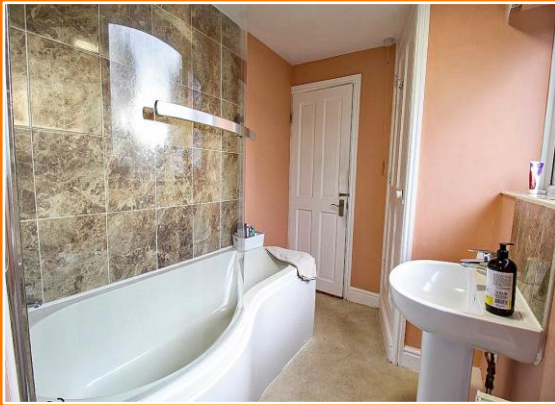


DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you 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.

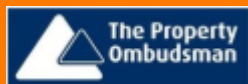




47 Church Street
 Bilston
 WV14 0AX

01902 353 578

bilston@skitts.net



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR