

# SKITTS

ESTATE AGENTS



**Bond Street, Coseley**  
Bilston, WV14 9AP

**£250,000**

01902 686868

**We Value Your Home**



A particularly impressive butt-detached property offering deceptively spacious accommodation with a range of delightful original and traditional features that simply must be seen to be appreciated.

This delightful three bedroom family home is presented throughout to a high standard and benefits from off road parking to the side and an extensive rear garden private from neighbouring properties and ideal for entertaining.

Further noteworthy features to this outstanding property include: double glazed sash windows, gas fired central heating, Minton and Quarry floor tiling, two reception rooms, a stylish kitchen plus utility area and a luxury first floor bathroom.

The property is situated in a popular residential area local to a range of amenities including shops, schools and public transport services. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

**Council Tax Band B. Energy Rating D. Tenure FREEHOLD.**

**Approach** By way of concrete imprint driveway to the side providing off road parking.

**Entrance Porch** Having composite front door and Minton floor tiles.

**Reception Hall** Having quarry floor tiling and stairs off.

**Living Room** 12' 9" x 12' 6" (3.88m x 3.81m) Having feature fireplace, built in storage, timber flooring, central heating radiator and double glazed sash window.

**Dining Room** 17' 0" x 12' 5" (5.18m x 3.78m) Having feature cast iron fire with coal effect gas fire and fireplace, storage cupboard, timber flooring, central heating radiator and double glazed sash window.

**Inner Hall** Having ceramic floor tiling and central heating radiator.

**Kitchen** 14' 4" x 7' 0" (4.37m x 2.13m) Having inset stainless steel sink top with fitted base units and solid wood work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, breakfast bar, ceramic floor tiles, central heating radiator and double glazed window.

**Lobby** Having wall mounted Worcester combination boiler.

**Utility** 8' 2" x 6' 9" (2.49m x 2.06m) Having low flush WC, pedestal wash hand basin, plumbing for washing machine, fitted work top, central heating radiator and double glazed window.

**Landing** Having loft hatch for access, central heating radiator and double glazed sash window.

**Bedroom One** 12' 6" x 10' 10" (3.81m x 3.30m) Having original feature fireplace, central heating radiator and double glazed sash window.





**Bedroom Two** 10' 2" x 9' 7" (3.10m x 2.92m) Having central heating radiator and double glazed sash window.

**Bedroom Three** 12' 8" x 6' 4" (3.86m x 1.93m) Having central heating radiator and double glazed sash window.

**Bathroom** 9' 9" x 6' 4" (2.97m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, chrome heated towel rail and double glazed sash window.

**Extensive Rear Garden** Enclosed and private from neighbouring properties, concrete print patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Outbuilding, garden shed and gated side access.

**Timber Summerhouse** 16' 0" x 12' 0" (4.87m x 3.65m) (Approx)

**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.

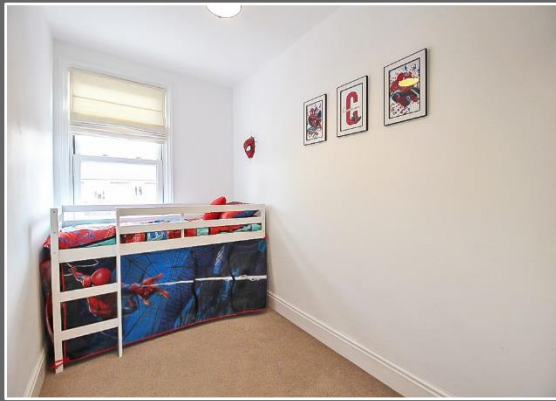
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.

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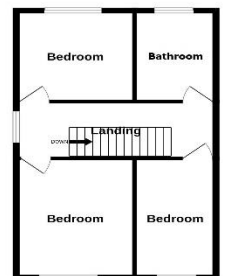
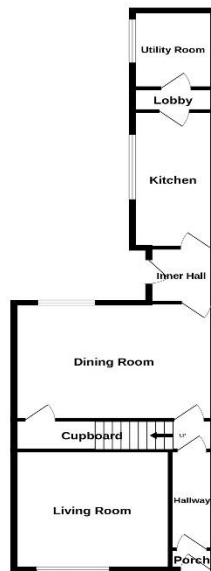
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Ground Floor

1st Floor



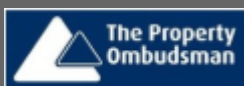
24 Bond Street Wv14 9ap

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Mapogen 12/2023

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**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: .....