

# SKITTS

ESTATE AGENTS



**Johnson Street, Coseley**  
Bilston, WV14 9RL

**Offers in the Region Of £250,000**

01902 686868

**We Value Your Home**

A charming converted Coach House property set back with a raised and extensive rear garden, situated in a popular residential area local to a range of amenities.



This particularly delightful character property with feature exposed brickwork and decorative beams has been improved and renovated to a particularly high standard.

This unique opportunity is extremely well presented throughout and offers further potential for extension (subject to approved planning permissions) and simply must be seen to be appreciated.

Further noteworthy features include: an open plan style living room with kitchen area and patio doors out, two bedrooms (ground floor and first floor), a luxury bathroom, useful utility, central heating, double glazing, off road parking and private rear garden with delightful decking area and elevated lawn.

Council Tax Band B. Energy Rating C. Tenure FREEHOLD.

**MUST BE SEEN TO BE APPRECIATED!**

**Approach** By way of block paved driveway providing off road parking.

**Reception Hall** Having composite front door, ceramic floor tiling, central heating radiator, Velux window and double glazed window.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, ceramic wall and floor tiling.

**Utility (Ground Floor)** Having work tops with wash hand basin, plumbing for washing machine, ceramic wall and floor tiling. Wall mounted combination, boiler, central heating radiator, Velux window and double glazed window.

**Bedroom Two (Ground Floor)** 11' 0" x 9' 1" (3.35m x 2.77m) Having central heating radiator and double glazed window.

**Bathroom (Ground Floor)** 10' 3" x 5' 0" (3.12m x 1.52m) Having 'White' suite comprising: panelled corner bath with shower fitting, wash hand basin built into vanity unit. Ceramic wall and floor tiling, extractor fan and chrome heated towel rail.

**Open Plan Living Area (First Floor)** 22' 2" x 11' 5" (6.75m x 3.48m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring induction hob. Integrated refrigerator, range of fitted wall cupboards, ceramic wall tiles and flush ceiling spot lights. Central heating radiator, laminate flooring, double glazed windows and door leading out.

**Bedroom One (First Floor)** 10' 1" x 9' 4" (3.07m x 2.84m) Having built in wardrobes, central heating radiator and double glazed window.

**Extensive Rear Garden** Enclosed and private from neighbouring properties, timber decking area and 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: 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.

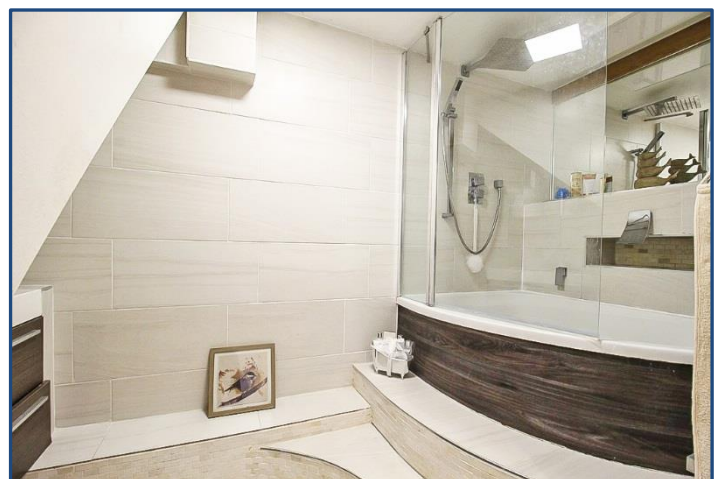
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

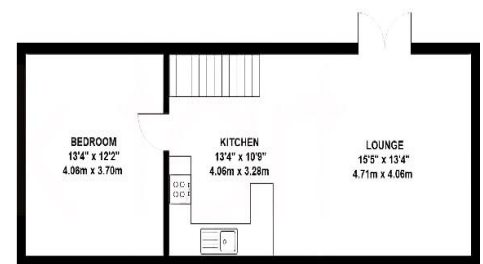
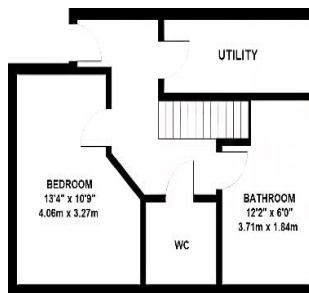
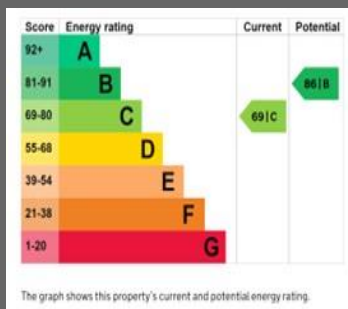
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in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

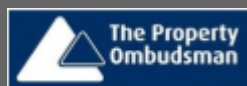
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





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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: .....