

SKITTS

ESTATE AGENTS



Clifton Street, Coseley
Bilston, WV14 9HB

£189,950

01902 686868

We Value Your Home



An extremely well presented and particularly impressive property with spacious accommodation, situated in a popular residential area local to a range of amenities.

This traditional style end-terraced home with two double bedrooms has been improved in recent years and well maintained throughout, offering delightful views to the rear over allotments that must be seen.

This impressive property benefits from numerous noteworthy features including: an elegant living room with feature fire-place and open fire, dining room with with cast iron 8 kilowatt multi-fuel burner, a delightfully fitted kitchen with ceramic sink, useful side access, a stylish first floor bath with separate freestanding bath and shower cubicle. There is a pleasant rear garden with patio areas, lawn area and out building. The property is centrally heated and double glazed. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

Council Tax Band A. Energy Rating E. Tenure FREEHOLD.

Living Room 12' 4" x 11' 9" (3.76m x 3.58m) Having open working fire with tiled surround, hearth and fireplace, laminate flooring, central heating radiator, composite front door and double glazed window with feature shutters.

Inner Hall Having storage cupboard.

Dining Room 12' 6" x 11' 9" (3.81m x 3.58m) Having 8 kilowatt cast iron multi fuel burner in chimney breast, laminate flooring, central heating radiator and double glazed window.

Kitchen 20' 0" x 6' 7" (6.09m x 2.01m) Having inset ceramic 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, cupboard housing Worcester combination boiler, ceramic wall tiles, central heating radiator, double glazed windows and door leading out.

Landing Having central heating radiator.

Bedroom One 14' 7" x 12' 5" (4.44m x 3.78m) Having original type fireplace, wall light point, laminate flooring, central heating radiator and double glazed window with feature shutters.

Bedroom Two 12' 3" x 11' 2" (3.73m x 3.40m) Having storage cupboard, central heating radiator and double glazed window with feature shutters.

Bathroom 8' 0" x 6' 3" (2.44m x 1.90m) Having 'White' suite comprising: Freestanding bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window with feature shutters.

Rear Garden Enclosed and private from neighbouring properties, gravel patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Further gravel patio area to the rear, out building and gated side access.



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: A

EPC RATING: E

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.

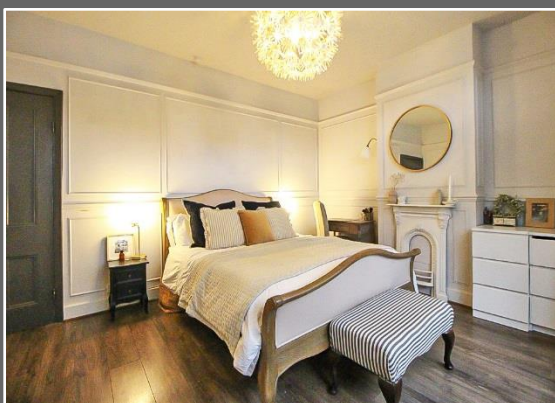
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.





GROUND FLOOR

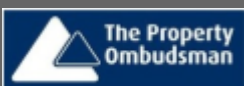
FIRST FLOOR



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While every attempt has been made to ensure the accuracy of the floor plan, the dimensions of the rooms, fixtures and fittings are not guaranteed. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings.