



Hall Lane, Coseley
Bilston, WV14 9RJ

£180,000



A well maintained three bedroom semi-detached family home that is situated in a popular residential area local to a range of amenities and a short distance from Sedgley centre.

This spacious residence benefits from double glazing, majority central heating, off road parking including carport and a pleasant garden to the rear. The accommodation briefly comprises: entrance hall, living room, dining room and kitchen.

To the first floor there are three bedrooms and bathroom. Interior viewing is highly recommended to appreciate this much loved residence. NO UPWARD CHAIN.

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

Approach By way of tarmac driveway providing off road parking past lawn fore garden and car port to side.

Entrance Hall Having under stairs storage, central heating radiator and stairs off.

Living Room 12' 5" x 11' 8" (3.78m x 3.55m) Having marble type fire surround, central heating radiator, double glazed bow window and archway to dining room.

Dining Room 9' 10" x 9' 6" (2.99m x 2.89m) Having central heating radiator and double glazed window.

Kitchen 9' 10" x 8' 10" (2.99m x 2.69m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards and plumbing for washing machine. Double glazed window, ceramic wall and floor tiles.

Landing Having loft hatch for access and double glazed window.

Bedroom One 12' 10" x 11' 4" (3.91m x 3.45m) (Max) Having storage cupboard, central heating radiator and double glazed window.

Bedroom Two 12' 10" x 10' 1" (3.91m x 3.07m) (Max) Having central heating radiator and double glazed window.

Bedroom Three 8' 11" x 7' 1" (2.72m x 2.16m) Having central heating and double glazed window.

Bathroom 8' 1" x 5' 6" (2.46m x 1.68m) (Max) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, airing cupboard housing boiler and hot water tank, central heating radiator and double glazed window.

Rear Garden Enclosed from neighbouring properties, paved patio area, cold water tap, steps down to gravel area, gated side access, numerous flowers and flowering shrubs.



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: C
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.

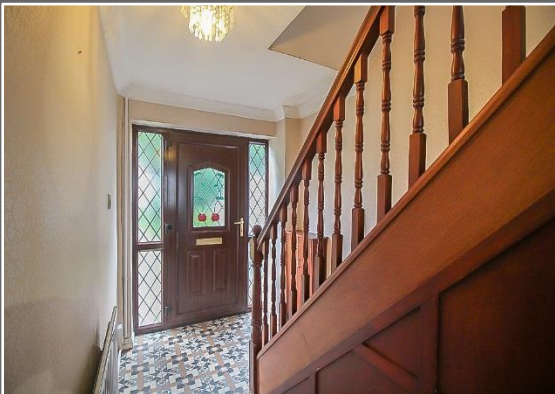
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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 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.





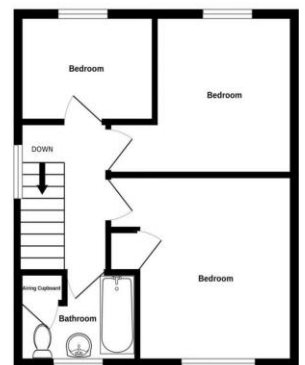
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Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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