

SKITTS

ESTATE AGENTS



Birmingham New Road, Coseley
Bilston, WV14 9QB

£200,000

01902 686868

We Value Your Home



A well maintained semi-detached property offering spacious family accommodation that must be seen to be appreciated. This three bedroom home is situated in on a pleasant slip road off Birmingham New Road/A4123 which provides good access for commuting into Wolverhampton, Dudley and Birmingham City centres.

This impressive home is for sale with no upward chain and benefits from central heating, double glazing, a useful boarded loft area, off road parking plus carport and a private rear garden with a south-west aspect. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.** Mining Report available upon request.

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

Approach By way of tarmac driveway providing off road parking past lawn fore garden.

Entrance Porch Having double glazed sliding door.

Reception Hall Having central heating radiator.

Living Room 14' 5" x 12' 5" (4.39m x 3.78m) Having open fire with feature fireplace, three wall light points, central heating radiator and double glazed window.

Dining Kitchen 19' 0" x 8' 5" (5.79m x 2.56m) Having stainless steel sink top with fitted base units and decorative laminate work top, pantry, ceramic wall tiles, central heating radiator, double glazed window and door leading out.

Utility 12' 4" x 6' 9" (3.76m x 2.06m) Having plumbing for washing machine, double glazed doors and WC off: Having low flush WC and double glazed window.

Storage Area 15' 5" x 7' 2" (4.70m x 2.18m) Having double glazed windows.

Landing Having airing cupboard, double glazed window and loft hatch for access by way of retractable ladder to boarded loft area.

Bedroom One 11' 6" x 10' 5" (3.50m x 3.17m) Having built in wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 4" x 10' 3" (3.45m x 3.12m) Having fitted wardrobes and dressing unit, central heating radiator and double glazed window.

Bedroom Three 8' 8" x 8' 2" (2.64m x 2.49m) Having central heating radiator and double glazed window.

Bathroom 7' 2" x 6' 2" (2.18m x 1.88m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

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



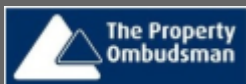


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagic ©2023

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: