

# SKITTS

ESTATE AGENTS



**Glenfern Road, Coseley**  
Bilston, WV14 9HW

**£199,950**

01902 686868

**We Value Your Home**



**SKITTS ESTATE AGENTS OFFER FOR SALE** this spacious detached family home situated in a popular residential area having no upward chain. This delightful three bedroom property benefits from central heating, double glazing, off road parking plus garage and a pleasant rear garden.

**INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed windows and door.

**Reception Hall** Having double glazed door and central heating radiator.

**Living Room** 22' 9" x 12' 5" (6.93m x 3.78m) Having briquette fire surround, serving hatch, two central heating radiators, double glazed bow window and double glazed sliding doors to the rear garden.

**Kitchen** 9' 7" x 9' 2" (2.92m x 2.79m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiles. Central heating radiator, double glazed window and door leading to the utility.

**Utility** 10' 4" x 8' 3" (3.15m x 2.51m) Having fitted work tops and base units, wall cupboards, plumbing for washing machine, double glazed window and double glazed door leading out.

**Landing** Having airing cupboard, loft hatch for access and double glazed window.

**Bedroom One** 11' 6" x 11' 6" (3.50m x 3.50m) Having central heating radiator and double glazed window.

**Bedroom Two** 10' 7" x 10' 4" (3.22m x 3.15m) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 8" x 7' 3" (2.34m x 2.21m) Having built in cupboard with combination boiler (not tested), central heating radiator and double glazed window.

**Bathroom** 6' 8" x 6' 0" (2.03m x 1.83m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

**Rear Garden** Having paved patio area, cold water tap and steps to further patio area.

**Garage** 17' 0" x 8' 4" (5.18m x 2.54m) Having 'Up & Over' door, light and power points.







**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.

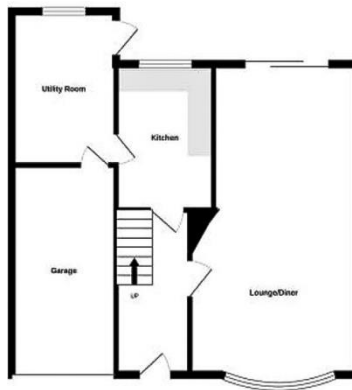
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





GROUND FLOOR



FIRST FLOOR

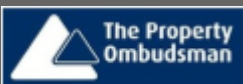


Measurements are approximate. Not to scale. Illustrative purposes only.  
Drawn with AutoCAD 2013

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR