

SKITTS

ESTATE AGENTS

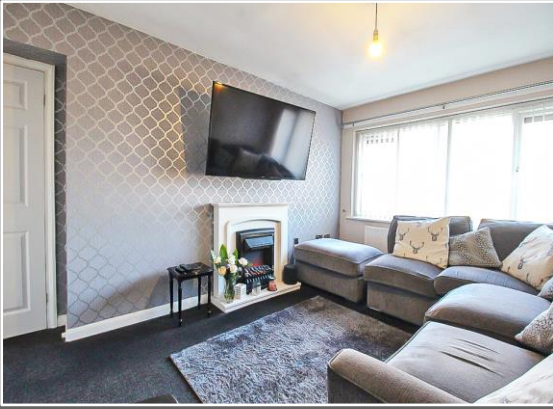


Hackett Close, Coseley
Bilston, WV14 9SD

£95,000

01902 686868

We Value Your Home



An extremely well presented first floor flat ideal as a first time home or investment opportunity, offering spacious accommodation well maintained throughout.

This stylish and tastefully decorated home with one bedroom is situated in a quiet and popular location, close to a range of amenities including shops, schools and public transport services. The property benefits from central heating, uPVC double glazing and communal gardens.

Council Tax Band A. Energy Rating C. Tenure LEASEHOLD.

Service Charge £404.08 per year. Ground Rent £10.00 per year. 118 years remaining. All lease details are approximate and should be confirmed by your solicitor.

Communal Entrance Having secure telephone intercom system.

Reception Hall Having central heating radiator and double glazed window.

Living Room 15' 0" x 11' 3" (4.57m x 3.43m) Having coal effect electric fire with feature fireplace, central heating radiator and double glazed window.

Kitchen 9' 4" x 6' 4" (2.84m x 1.93m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Cupboard housing combination boiler, ceramic wall tiles and double glazed window.

Bedroom 11' 1" x 10' 9" (3.38m x 3.27m) Having two built in wardrobes, central heating radiator and double glazed window.

Bathroom 6' 3" x 6' 1" (1.90m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.

Communal Gardens Having communal lawn areas to the front and rear.



TENURE: Leasehold. 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: 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.





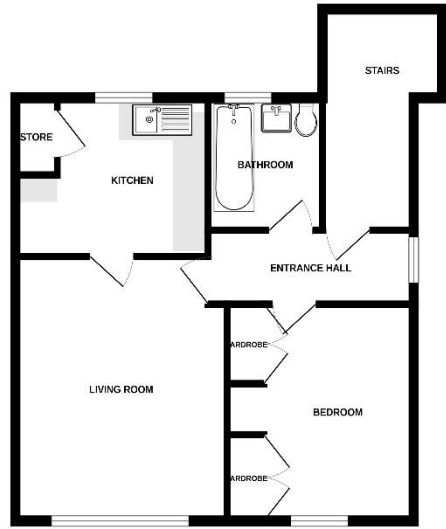
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Sedgley
DY3 1SA

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FIRST FLOOR



This floor plan has been made to scale in the absence of the builder's original plans. Measurements are given as an approximate guide only and should not be relied upon for the purpose of any contract. The seller is not responsible for any errors or omissions. The plan is for information only and does not constitute an offer of any property. It is not intended to be used as a basis for any contract. See page 15 of the prospectus for more information.

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: