

# SKITTS

ESTATE AGENTS



**Strathern Drive, Coseley**  
Bilston, WV14 9HE

**£200,000**

01902 686868

**We Value Your Home**



An extremely well presented and recently improved semi-detached home with a conservatory, situated in a popular residential area local to a range of amenities.

This impressive two bedroom property is tastefully decorated throughout and must be seen to be appreciated. Offering spacious accommodation, the property benefits from central heating, double glazing, off road parking, a private rear garden, a fitted kitchen which leads into the conservatory, a stylish first floor bathroom and two double bedrooms.

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

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

**Entrance Hall** Having double glazed front door, storage cupboard, laminate flooring and central heating radiator.

**Living Room** 15' 0" x 12' 5" (4.57m x 3.78m) Having pebble effect electric fire with marble type surround, hearth and fireplace, flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window.

**Kitchen Area** 11' 7" x 8' 4" (3.53m x 2.54m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles and laminate flooring.

**Conservatory** 12' 3" x 11' 6" (3.73m x 3.50m) Having ceiling light/fan, laminate flooring, central heating radiator, double glazed windows and door leading out to the rear garden.

**Landing** Having loft hatch for access by way of retractable ladder to boarded loft area and Worcester combination boiler.

**Bedroom One** 10' 6" x 8' 6" (3.20m x 2.59m) Having range of built in wardrobes, flush ceiling spot lights, laminate flooring, central heating radiator and two double glazed windows.

**Bedroom Two** 12' 6" x 7' 2" (3.81m x 2.18m) Having built in cupboard, laminate flooring, central heating radiator and two double glazed windows.

**Bathroom** 7' 5" x 6' 1" (2.26m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, fish pond 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: B**  
**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.

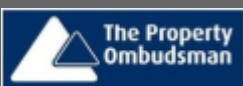




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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: .....