

4 Abney Close, Bilston, WV14 0AN Taylors

# 4 Abney Close Bilston

Offers in Region of £269,950

#### ROOM DIMENSIONS

Entrance Hall stairs to first floor with doors leading to:
Stunning Dining Kitchen 17'0" max by 9'9" max having a range of wall
and base units worktops, one and a half stainless steel sink and drainer
with mixer taps, integrated double oven hob and extractor integrated
fridge, freezer, plumbing for dishwasher under stairs, storage
cupboard, radiator, tile flooring, double glazed window and French
doors to rear double glazed window to front

Attractive Lounge 10'1" by 17<sup>'</sup>1" having a radiator and storage cupboard, double glazed window to side and double glaze window to front

WC 3'6" by 5'0" low level WC, wall mounted corner wash basin with mixer tap, splashback and obscured double glazed window to front

#### FIRST FLOOR

First Floor Landing with loft access, airing cupboard and doors leading to:

Main Bedroom 10'5" by 10'4" with range of built in wardrobes, double glazed window to front, radiator and door to:

Ensuite Shower 10'6" by 6'3" max suite comprising tiled double shower cubicle with main shower over, bowl with mixer tap, WC, heated towel, radiator, extractor and obscured double glazed window to side

Bedroom Two 9'10" by 8'8" having a radiator and double glazed window to front

Bedroom Three 7'2 by 8'0" with radiator and double glazed window to

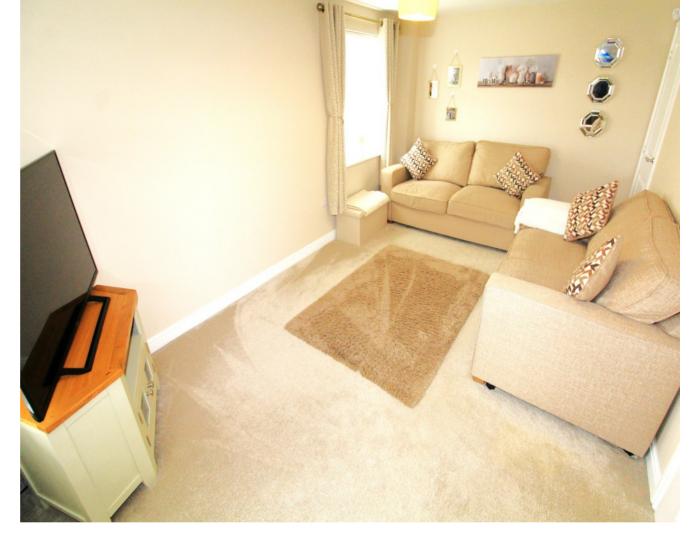
Family Bathroom 7'0" by 5'7" white suite comprising of panel bath with main shower over and screen. WC, mounted bowl with mixer taps, radiator, extractor fan and obscure double glazed window to

### **OUTSIDE**

Garage 20'0" by 14'6" max having electric roller door to front., power lighting and double glazed french doors to rear garden Low Maintenance Enclosed Rear Garden Garden and Parking to Front and Side

## ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.







An OUTSTANDINGLY presented CANAL-SIDE family home in sought after cul-de-sac location. This impressive modern property is gas centrally heated & double glazed boasting stylish accommodation that includes; entrance hall, guest W/C, well-appointed dual aspect lounge, stunning kitchen diner with various integrated appliances, first floor landing, THREE BEDROOMS, with fitted wardrobes & ensuite shower room to Primary bedroom), family bathroom, enclosed low maintenance rear garden, DETACHED 20FT x 14FT GARAGE, with driveway, gardens to front & side. Available with NO **UPWARD CHAIN.** 

EPC - C Council Tax - C enure - Freehold SEDGLEY

# MISREPRESENTATION ACT 1967

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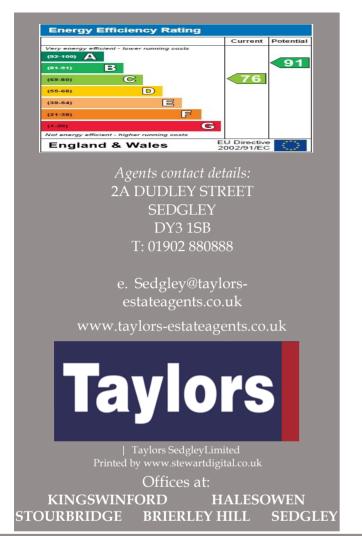








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