



4 Abney Close,
Bilston, WV14 0AN



**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 17'1" 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 side

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 front

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 not 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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