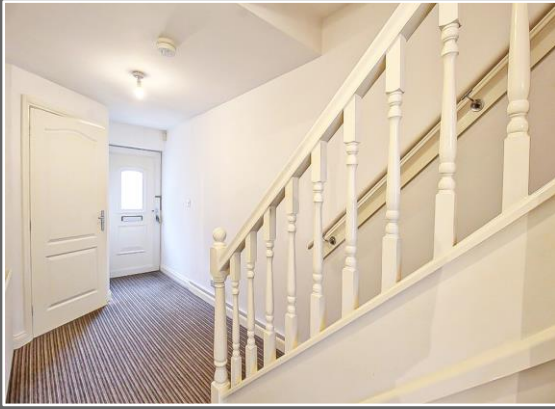




Gorge Road, Coseley
Bilston, WV14 9RH

£215,000



A surprisingly spacious residence arranged over three floors providing excellent family accommodation that must be seen to be appreciated. This impressive end town house property with three double bedrooms and two bathrooms has been well maintained and is offered for sale with no upward chain.

Further noteworthy features include: a good size living room with French doors out, fitted kitchen, a useful downstairs WC off the spacious reception hall. Two bedrooms and a family bathroom to the first floor. The second floor offers a 16ft main bedroom with dressing area and ensuite shower room off. There is a pleasant rear garden and two allocated parking spaces to the rear.

The property is centrally heated and double glazed. A range of amenities including shops, schools and public transport services are all close to hand with the popular Sedgley centre a short distance away.

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

Approach By way of pathway and small fore garden.

Entrance Hall Having uPVC front door and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin, extractor fan, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 14' 10" x 14' 5" (4.52m x 4.39m) Having under stairs cupboard, central heating radiator, double glazed window and double glazed french doors to the rear garden.

Kitchen 10' 7" x 7' 5" (3.22m x 2.26m) 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. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles. Flush ceiling spot lights, central heating radiator and double glazed window.

Landing Having storage cupboard and stairs to the second floor.

Bedroom Two (First Floor) 14' 1" x 13' 4" (4.29m x 4.06m) Having two central heating radiators and two double glazed windows.

Bedroom Three (First Floor) 12' 0" x 7' 3" (3.65m x 2.21m) Having central heating radiator and double glazed window.

Bathroom (First Floor) 6' 4" x 5' 9" (1.93m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.





Bedroom One (Second Floor) 16' 9" x 10' 6" (5.10m x 3.20m) Having storage cupboard housing combination boiler, central heating radiator and double glazed window.

Dressing Area (Second Floor) 8' 4" x 8' 3" (2.54m x 2.51m) Off bedroom.

En-suite (Second Floor) 7' 7" x 5' 3" (2.31m x 1.60m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, flush ceiling spot lights and central heating radiator.

Rear Garden Having paved patio area, neat lawn area, gated side and rear access.

Parking Having two allocated parking spaces to the rear.

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: 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.

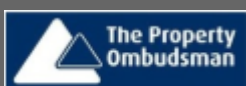




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: