



Lilac Grove, Bentley
Walsall, WS2 0EY

Offers in the Region Of £99,995



A SPACIOUS MID TERRACED PROPERTY WITH HALL, LOUNGE, BREAKFAST KITCHEN, THREE BEDROOMS, BATHROOM, REAR GARDEN WITH OFF ROAD PARKING, GAS CENTRAL HEATING, DOUBLE GLAZING

Lawned front garden

Hall Having stairs leading to the first floor, meter cupboard, cloaks cupboard, radiator

Downstairs wc Having low flush wc, vanity wash hand basin, window to the front

Lounge 16' 7" x 13' 10" *into arched alcove (5.05m x 4.21m)*
Having fireplace with electric fire, double glazed window to the front, double glazed bow window to the rear, radiator

Kitchen 14' 1" x 10' 3" (4.29m x 3.12m) Having a range of wall and base cupboard units with work surfaces over, integrated gas hob and electric oven, integrated fridge freezer, integrated dishwasher, single drainer sink unit, double glazed window to the rear, radiator, door to the rear garden

Landing With store cupboard

Bedroom 1 11' 1" x 10' 3" (3.38m x 3.12m) Having built-in wardrobe, double glazed window to the rear, radiator

Bedroom 3 9' 10" x 5' 11" (2.99m x 1.80m) Having double glazed window to the front

Bedroom 2 12' 2" x 10' 3" (3.71m x 3.12m) Having storage with loft hatch and Worcester boiler, double glazed window to the rear, radiator

Bathroom With panelled bath and shower over, low flush wc, pedestal wash hand basin, fully tiled walls and floor, double glazed window to the front

Rear garden Being slabbed for easy maintenance with gravelled area, double gates to the rear providing rear off road parking





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.

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.

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 purchaser 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 Hayburn Rock Associates staff to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:
47 Lilac Grove

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