

SKITTS

ESTATE AGENTS



Berrington Drive, Coseley
Bilston, WV14 9QH

£179,950

01902 686868

We Value Your Home



A well maintained semi-detached property occupying a quiet position at the head of a delightful cul-de-sac in a popular residential area.

This ideal first time buyers home with two double bedrooms benefits from central heating, double glazing, off road parking and a private rear garden. The accommodation to this pleasant home briefly include: entrance hall, living room, two bedrooms and bathroom. Mining Report available upon request.

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

Approach By way of tarmac driveway providing off road parking for numerous vehicles.

Entrance Hall Having storage cupboard.

Living Room 15' 0" x 12' 7" (4.57m x 3.83m) Having wall light point, under stairs storage, two central heating radiators, double glazed window and stairs off.

Kitchen 12' 8" x 8' 3" (3.86m x 2.51m) Having stainless steel sink top with fitted base units and laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Wall mounted combination boiler, ceramic wall tiles, central heating radiator, double glazed window and door leading out.

Landing Having loft hatch for access.

Bedroom One 12' 6" x 8' 7" (3.81m x 2.61m) Having central heating radiator and two double glazed windows.

Bedroom Two 12' 6" x 8' 5" (3.81m x 2.56m) Having fitted wardrobes and built in cupboard, central heating radiator and two double glazed windows.

Bathroom 7' 5" x 6' 2" (2.26m x 1.88m) Having grey suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, chrome heated towel rail, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, gated side access, numerous flowers and flowering shrubs.





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: 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.**

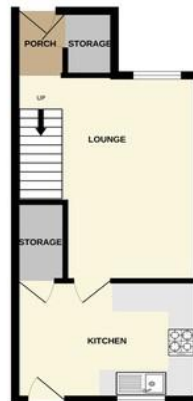
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR

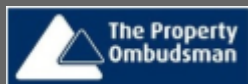


These sales particulars are intended to provide a general overview of the property and are not intended to constitute an offer of any financial product or service. The information is provided for information only and does not constitute an offer of any financial product or service. The information is provided for information only and does not constitute an offer of any financial product or service.

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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

SIGNED :

DATE: