

# SKITTS

ESTATE AGENTS



**Birmingham New Road, Coseley**  
Bilston, WV14 9PR

**£126,000**

01902 686868

**We Value Your Home**

An extremely well presented, stylish and surprisingly spacious purpose built ground floor apartment conveniently situated in a popular residential area local to a range of amenities.



This stunning home has recently been improved and is tastefully decorated, benefiting from two double bedrooms, stylish bathroom with separate bath and shower cubicle, ensuite shower room, a good size living room and a modernised dining kitchen with integrated appliances.

The property is double glazed and offers modern electric heaters. There is communal parking to the front via wrought iron gates. This particularly stylish property is thought to be an ideal first time buy and interior viewing is highly recommended.

Council Tax Band B. Energy Rating D. Tenure LEASEHOLD - 125 years from 25th March 2004. Service Charge £1255.00 half year. Ground Rent £50.00 half year. 105 years remaining. All figures are approximate and should be confirmed by your Legal Representative.

**Reception Hall** Having storage cupboard, electric wall heater and laminate flooring.

**Living Room** 15' 8" x 13' 7" (4.77m x 4.14m) Having pebble effect electric fire with surround, hearth and fireplace, electric wall heater, laminate flooring and two double glazed windows.

**Dining Kitchen** 13' 6" x 11' 8" (4.11m x 3.55m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated refrigerator, freezer, dishwasher and washing machine, range of fitted wall cupboards with concealed lighting and ceramic wall tiles. Flush ceiling spot lights, electric wall heater, vinyl flooring and double glazed window.

**Bedroom One** 14' 2" x 11' 7" (4.31m x 3.53m) Having fitted wardrobes, electric wall heater and double glazed french doors leading out.

**En-suite** 6' 9" x 6' 0" (2.06m x 1.83m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, vinyl flooring, ceramic wall tiling, extractor fan and chrome heated towel rail.

**Bedroom Two** 12' 0" x 9' 7" (3.65m x 2.92m) Having range of fitted wardrobes, electric wall heater and double glazed window.

**Bathroom** 11' 8" x 7' 6" (3.55m x 2.28m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, heated towel rail and double glazed window.



**TENURE: Leasehold.** 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: D**

**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  
904 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (83.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of blocks, openings, doors and the other items are approximate and it is recommended to take the site for actual measurements. The plan is for illustrative purposes only and does not constitute any offer or guarantee. The plan is for illustrative purposes only and does not constitute any offer or guarantee. See with Skitts 2022.

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