

SKITTS

ESTATE AGENTS



Butterworth Close, Coseley
Bilston, WV14 9AE

£229,950

01902 686868

We Value Your Home



A deceptively spacious and extended semi-detached property situated in a popular residential area local to a range of amenities. This impressive family home with three bedrooms has been well maintained and benefits from central heating, double glazing, off road parking plus garage and a pleasant garden to the rear.

Further noteworthy features include: a generous 'L' shaped lounge diner, breakfast kitchen plus utility room, a downstairs wet room and first floor bathroom. The property is offered for sale with no upward chain and interior viewing is highly recommended.

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

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

Entrance Porch Having double glazed door.

Reception Hall Having storage cupboard and central heating radiator.

'L' Shaped Lounge/Diner 18' 5" x 15' 0" (5.61m x 4.57m) Having coal effect electric fire with marble type surround, hearth and fireplace, two central heating radiators and double glazed window.

Kitchen 13' 4" x 8' 0" (4.06m x 2.44m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator and dishwasher, range of fitted wall cupboards, ceramic wall tiles, central heating radiator and double glazed window.

Utility 9' 7" x 7' 2" (2.92m x 2.18m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboard, plumbing for washing machine, central heating radiator and double glazed window.

Downstairs Wet Room 7' 11" x 6' 4" (2.41m x 1.93m) Having shower fitting, low flush WC, pedestal wash hand basin, extractor fan, chrome heated towel rail and ceramic wall tiling.

Rear Porch Having double glazed sliding door to the rear garden.

Landing Having loft hatch for access by way of retractable ladder, airing cupboard housing combination boiler and double glazed window.

Bedroom One 14' 2" x 8' 5" (4.31m x 2.56m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 1" x 8' 6" (3.38m x 2.59m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 1" x 6' 1" (2.46m x 1.85m) Having central heating radiator and double glazed window.



Bathroom 7' 0" x 6' 0" (2.13m x 1.83m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage Having door to the front.

Rear Garden Having patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area and garden shed.

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.

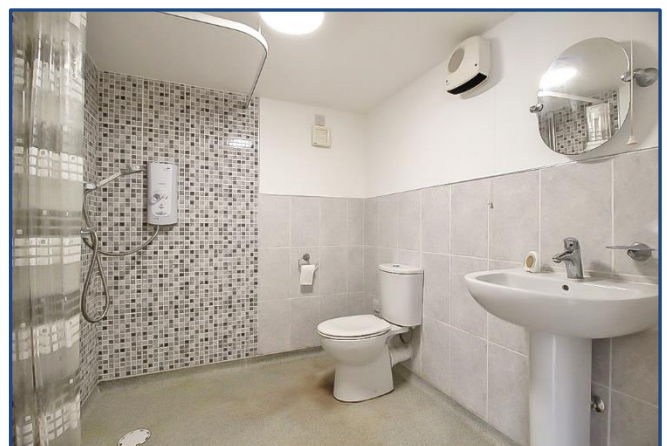
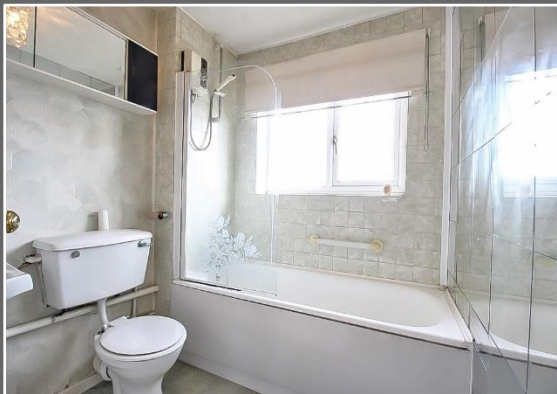
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

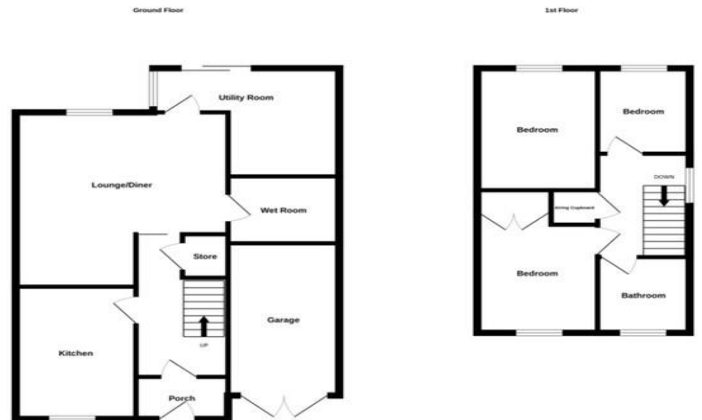
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DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need 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.

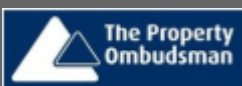




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: