

# SKITTS

ESTATE AGENTS



**Turls Hill Road, Coseley**  
**Bilston, WV14 9HH**

**£280,000**

01902 686868

**We Value Your Home**



A well maintained detached bungalow occupying a particularly pleasant rural setting in a delightful and quiet residential area. This delightful home with two double bedrooms benefits from off road parking, a private rear garden and a detached garage.

The property offers spacious and versatile accommodation with interior viewing highly recommended. Further noteworthy features include: a living room with fire-place and gas fire, sitting room/bedroom two, fitted dining kitchen, a modern shower room, central heating and double glazing. A range of amenities including shops, schools and public transport services are close to hand.

**Council Tax Band D. Energy Rating D. Tenure FREEHOLD.**

**Approach** By way of paved driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed door.

**Reception Hall** Having storage cupboard, central heating radiator and loft hatch for access.

**Living Room** 13' 8" x 10' 9" (4.16m x 3.27m) Having coal effect gas fire with marble type surround, hearth and fireplace, central heating radiator and three double glazed windows.

**Side Porch** Having storage cupboard housing Worcester combination boiler.

**'L' Shaped Dining Kitchen** 11' 9" x 9' 4" (3.58m x 2.84m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, flush ceiling spot lights, central heating radiator and double glazed window.

**Bedroom One** 12' 0" x 9' 4" (3.65m x 2.84m) Having range of fitted wardrobes and dressing unit, central heating radiator and double glazed window.

**Bedroom Two** 12' 2" x 9' 5" (3.71m x 2.87m) Having central heating radiator and double glazed window.

**Shower Room** 8' 2" x 4' 8" (2.49m x 1.42m) Having 'White' suite comprising: shower cubicle 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.

**Garage** 20' 3" x 11' 2" (6.17m x 3.40m) Having 'Up & Over' door, light, power points and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, 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: D**  
**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

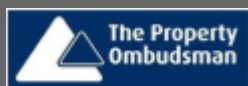


While every effort has been made to ensure the accuracy of the information contained here, measurements of areas, volumes, distances etc. are given for general guidance only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and the purchaser will bear responsibility for any errors.

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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....