

# SKITTS

ESTATE AGENTS



**Crowesbridge Mews, Coseley**  
Bilston, WV14 9LY

**£210,000**

01902 686868

**We Value Your Home**



A delightful semi-detached property tastefully decorated and extremely well presented throughout, occupying a quiet and pleasant position in a popular residential area. The property provides two double bedrooms and must be seen to be appreciated.

Thought to be an ideal first time home, this stylish semi-detached house benefits from a lounge with gas fire, dining kitchen, two bedrooms, a modern bathroom, off road parking and a private rear garden. The property is centrally heated and double glazed.

The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with paved patio area, timber decking area, lawn area and gated side access. A range of amenities including shops, schools and public transport services are close to hand.

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

**Approach** By way of tarmac driveway providing off road parking past neat lawn fore-garden.

**Reception Hall** Having double glazed front door.

**Living Room** 14' 1" x 12' 1" (4.29m x 3.68m) Pebble effect gas fire with marble type surround, hearth and fire-place, central heating radiator, double glazed window and stairs off.

**Dining Kitchen** 12' 2" x 10' 1" (3.71m x 3.07m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, plumbing for washing machine, ceramic wall tiles, central heating radiator, double glazed window and door leading out.

**Landing** Double glazed window and loft hatch for access by way of retractable ladder.

**Bedroom One** 12' 2" x 10' 7" (3.71m x 3.22m) Central heating radiator, double glazed window and cupboard housing Worcester combination boiler.

**Bedroom Two** 10' 6" x 7' 2" (3.20m x 2.18m) Central heating radiator and double glazed window.

**Bathroom** 7' 6" x 4' 8" (2.28m x 1.42m) Having White suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, Chrome heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, timber decking area, neat lawn area, numerous flowers and flowering shrubs, garden shed and gated side access.







**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.

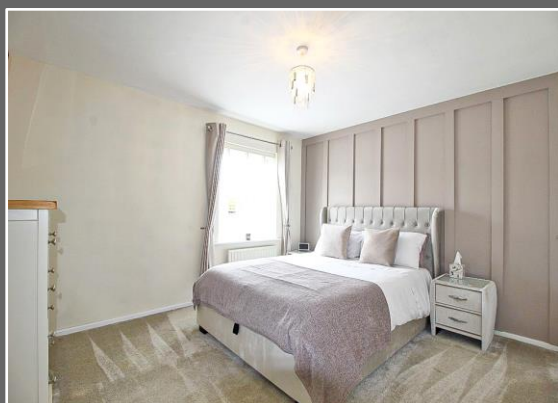
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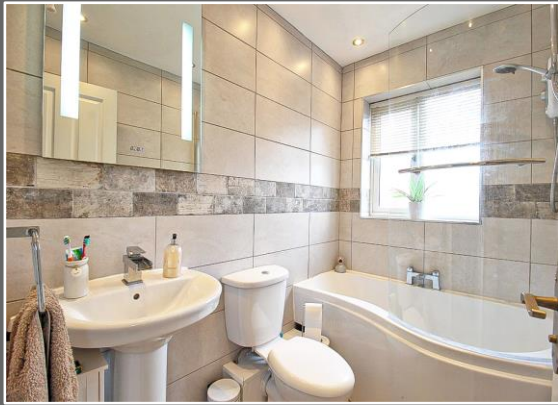


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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

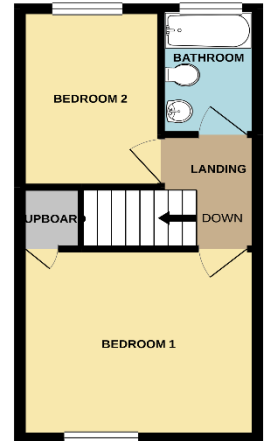
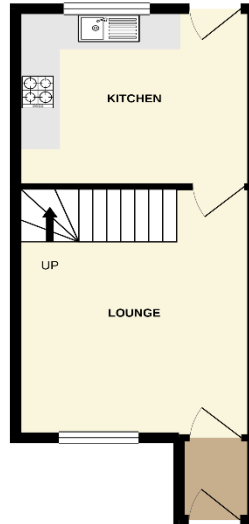
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR

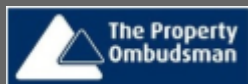


Whilst every effort has been made to ensure the accuracy of the floorplan provided here, measurements of items, sections, floors and any other items are approximate for the purpose of a guide to any area, location or size. The plan is for illustrative purposes only and should not be used as a basis for any professional judgement. The accuracy, completeness and appropriateness of the information is not guaranteed. Please contact the agent for more information.

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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: .....