

SKITTS

ESTATE AGENTS



Old End Lane, Coseley
Bilston, WV14 9EL

£175,000

01902 686868

We Value Your Home



A particularly charming end of terrace property occupying a delightful position in a popular residential area local to a range of amenities. This extremely well maintained two bedroom home thought to be an ideal first time buy is presented throughout to a high standard and must be seen to be appreciated.

This stylish and tastefully decorated property benefits from gated off road parking to the side and numerous noteworthy features including: central heating, double glazing, two reception rooms, a stylish kitchen, modern first floor shower room, a pleasant and enclosed rear garden with patio area, lawn area and a range of flowering shrubs.

Council Tax Band A. Energy Rating D. Tenure FREEHOLD. Mining Report available upon request.

Approach By way of paved driveway providing off road parking via wrought iron gates.

Living Room 12' 2" x 12' 1" (3.71m x 3.68m) Having gas fire with tiled surround, hearth and fireplace, laminate flooring, central heating radiator, double glazed window and uPVC front door.

Inner Hall Having access to cellar.

Dining Room 12' 7" x 9' 5" (3.83m x 2.87m) Having feature fireplace and storage cupboards, laminate flooring, central heating radiator and double glazed windows and door leading out.

Kitchen 9' 9" x 7' 5" (2.97m x 2.26m) Having inset composite sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, central heating radiator, double glazed windows and uPVC door leading out.

Landing Having central heating radiator and loft hatch for access by way of retractable ladder.

Bedroom One 12' 3" x 12' 1" (3.73m x 3.68m) Having feature fireplace, laminate flooring, central heating radiator and double glazed window.

Bedroom Two 9' 2" x 6' 3" (2.79m x 1.90m) Having storage cupboard housing combination boiler, central heating radiator and double glazed window.

Shower Room 6' 3" x 5' 5" (1.90m x 1.65m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed, gated side access, out buildings and outside WC.





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: A
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.



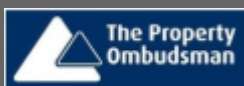


OLD END LANE, WY14 9EL
 Measurements are approximate. Not to scale. Illustrative purposes only
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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: