

# SKITTS

ESTATE AGENTS



**Hospital Lane, Coseley**  
Bilston, WV14 9LH

**£250,000**

01902 686868

**We Value Your Home**



A well presented detached home occupying a delightful and quiet position in a popular residential area local to amenities including shops, schools and public transport services. This spacious three bedroom property offers good family accommodation and benefits from central heating, double glazing, off road parking for numerous vehicles plus garage and a pleasant rear garden.

Further features to this impressive home include: a 19ft living room with feature fire-place and double glazed conservatory off, fitted kitchen with integrated oven, hob, refrigerator and freezer, a first floor bathroom with separate bath and shower cubicle, three good size bedrooms and a spacious reception hall. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

**Reception Hall** Having uPVC front door, understairs cupboard and central heating radiator.

**Living Room** 19' 10" x 11' 0" (6.04m x 3.35m) Having pebble effect electric fire with marble type surround, hearth and fireplace, central heating radiator, double glazed window and double glazed door to the conservatory.

**Kitchen** 10' 2" x 7' 4" (3.10m x 2.23m) Having 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. Integrated refrigerator, freezer, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall and floor tiling, double glazed window and door leading out.

**Conservatory** 11' 0" x 10' 2" (3.35m x 3.10m) Having ceiling light/fan, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

**Landing** Having double glazed window.

**Bedroom One** 14' 3" x 9' 1" (4.34m x 2.77m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 1" x 9' 9" (3.38m x 2.97m) Having fitted wardrobes and dressing unit, central heating radiator and double glazed window.

**Bedroom Three** 9' 5" x 8' 9" (2.87m x 2.66m) Having central heating radiator and double glazed window.

**Bathroom** 9' 7" x 5' 6" (2.92m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Garage** 16' 5" x 8' 1" (5.00m x 2.46m) Having 'Up & Over' door, light and power points.





**Rear Garden** Enclosed and private from neighbouring properties, block paved patio 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: C**  
**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.

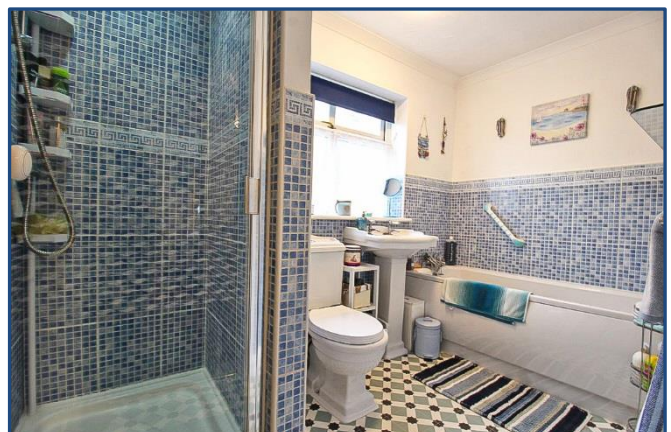
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

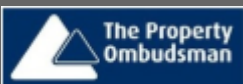




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Ground Floor

First Floor



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

**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: .....