

# SKITTS

ESTATE AGENTS



**Clifton Street, Coseley**  
Bilston, WV14 9HB

**£300,000**

01902 686868

**We Value Your Home**



A substantial detached property offering excellent family accommodation arranged over three floors, extremely well presented and well maintained throughout.

This impressive four bedroom two bathroom home is situated in a popular residential area local to a range of amenities including shops, schools and public transport services. Sedgley centre is also a short distance away.

The property is offered for sale with no upward chain and benefits from central heating, double glazing, off road parking plus garage and a particularly delightful and enclosed rear garden ideal for relaxation.

Further noteworthy features include: a spacious living room, fitted dining kitchen, downstairs WC, three first floor bedrooms and family bathroom, plus a further main bedroom to the second floor with an ensuite shower room.

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

**Approach** By way of block paved driveway providing off road parking.

**Reception Hall** Having composite front door and central heating radiator.

**Downstairs WC** Having low flush WC, wash hand basin, extractor fan, ceramic wall tiling, central heating radiator and double glazed window.

**Living Room** 14' 3" x 11' 3" (4.34m x 3.43m) Having under stairs cupboard, central heating radiator and double glazed window.

**Dining Kitchen** 14' 4" x 10' 0" (4.37m x 3.05m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated dishwasher, plumbing for washing machine, range of fitted wall cupboards and ceramic wall tiling. Flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

**First Floor Landing** Having airing cupboard, double glazed window and stairs to second floor.

**Bedroom (First Floor)** 18' 1" x 8' 0" (5.51m x 2.44m) (Max) Having central heating radiator and double glazed window.

**Bedroom (First Floor)** 9' 3" x 8' 0" (2.82m x 2.44m) Having central heating radiator and double glazed window.

**Bedroom (First Floor)** 9' 1" x 8' 6" (2.77m x 2.59m) Having built in wardrobes, central heating radiator and double glazed window.



**Bathroom (First Floor) 6' 1" x 6' 0" (1.85m x 1.83m)** 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, central heating radiator and double glazed window.

**Bedroom (Second Floor) 17' 6" x 11' 3" (5.33m x 3.43m) (Max)** Having built in storage cupboards, central heating radiator and double glazed window.

**En-suite 7' 8" x 7' 4" (2.34m x 2.23m)** Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, flush ceiling spot lights and central heating radiator.

**Garage 16' 11" x 7' 9" (5.15m x 2.36m)** Having electric roller shutter door, wall mounted combination boiler, light and power points.

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

**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.

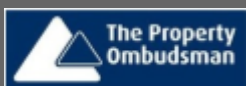




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....