

# SKITTS

ESTATE AGENTS



**Hurst Road, Coseley**  
Bilston, WV14 9AA

**£230,000**

01902 686868

**We Value Your Home**



An extended semi-detached property offering spacious family accommodation, situated in a popular residential area convenient for a range of amenities including shops, schools and public transport services.

This well maintained three bedroom property benefits from central heating, double glazing, two reception rooms, fitted kitchen, downstairs WC, first floor wet room, off road parking and a delightful rear garden.

The property is protected by a burglar alarm system. Interior viewing is highly recommended to fully appreciate this substantial family home. Mining Report available upon request.

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

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

**Side Entrance** Having uPVC door to front and rear.

**Inner Hall** Having stairs off.

**Living Room** 17' 6" x 15' 2" (5.33m x 4.62m) Having decorative feature timber beams to ceiling, two central heating radiators and double glazed bow window.

**Sitting Room** 16' 2" x 8' 0" (4.92m x 2.44m) Having central heating radiator, double glazed window, uPVC front door and WC off: Having low flush WC and wash hand basin.

**Kitchen** 16' 10" x 7' 4" (5.13m x 2.23m) 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. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiling, central heating radiator and double glazed window.

**Landing** Having loft hatch for access, airing cupboard housing combination boiler and central heating radiator.

**Bedroom One** 11' 7" x 9' 1" (3.53m x 2.77m) Having range of fitted wardrobes and dressing unit, central heating radiator and double glazed window.

**Bedroom Two** 12' 4" x 9' 3" (3.76m x 2.82m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Three** 9' 1" x 6' 1" (2.77m x 1.85m) Having fitted wardrobes, central heating radiator and double glazed window.

**Wet Room** 8' 5" x 6' 1" (2.56m x 1.85m) Having 'White' suite comprising: shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, gravel area and garden shed.



**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: TBC**

**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.

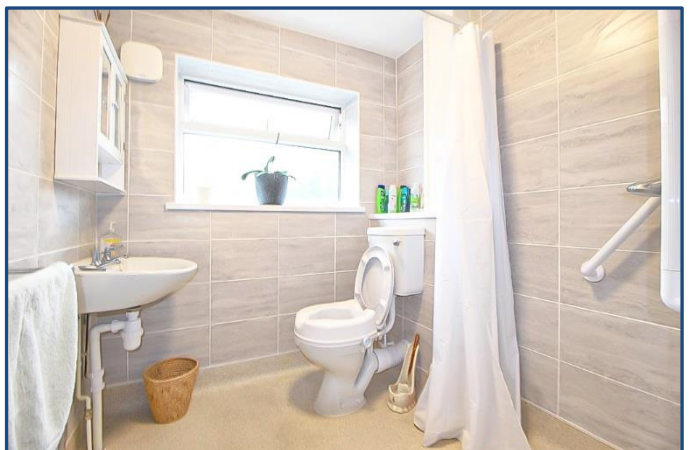
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

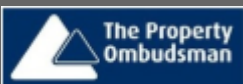




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....