

SKITTS

ESTATE AGENTS



Flamborough Way, Coseley
Bilston, WV14 9UD

£350,000

01902 686868

We Value Your Home



An extremely well maintained detached residence occupying a pleasant position in a popular residential area local to a range of amenities. This spacious four bedroom family home is tastefully decorated, well presented throughout and must be seen to be appreciated.

This delightful home offers excellent accommodation and benefits from central heating, double glazing, off road parking for numerous vehicles plus garage and an enclosed rear garden with spacious patio area and lawn area.

Further noteworthy features include: two reception rooms, a modern fitted kitchen with utility off, a useful downstairs WC, modern first floor bathroom plus ensuite shower room and four bedrooms. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

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

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

Entrance Porch Having double glazed sliding door.

Reception Hall Having uPVC front door and central heating radiator.

Living Room 16' 5" x 13' 6" (5.00m x 4.11m) Having pebble effect gas fire with marble type surround, hearth and fireplace, three wall light points, two central heating radiators and double glazed bay window.

Dining Room 10' 4" x 9' 0" (3.15m x 2.74m) Having central heating radiator, laminate flooring and double glazed french doors to the rear garden.

Kitchen 12' 2" x 10' 7" (3.71m x 3.22m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, Belling Range cooker, cooker hood, range of fitted wall cupboards and pantry. Ceramic wall tiling, central heating radiator, double glazed window and door leading to garage.

Utility 8' 0" x 6' 5" (2.44m x 1.95m) Having inset stainless steel sink top with fitted base unit and decorative laminate work top. Plumbing for washing machine, ceramic wall tiling, wall mounted Worcester combination boiler, central heating radiator, double glazed window, double glazed door leading out and WC off.

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

Landing Having loft hatch for access, airing cupboard and double glazed window.

Bedroom One 12' 9" x 11' 1" (3.88m x 3.38m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

En-suite Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, central heating radiator and double glazed window.



Bedroom Two 10' 5" x 8' 4" (3.17m x 2.54m) Having central heating radiator and double glazed window.

Bedroom Three 8' 8" x 8' 6" (2.64m x 2.59m) Having central heating radiator and double glazed window.

Bedroom Four 10' 0" x 8' 5" (3.05m x 2.56m) (Max) Having central heating radiator, laminate flooring and double glazed window.

Bathroom 6' 5" x 6' 4" (1.95m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Garage 16' 2" x 8' 1" (4.92m x 2.46m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Childrens tree house, 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: D
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.





TOTAL FLOOR AREA: 1244 sq ft. (115.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan EDD21

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