

# SKITTS

ESTATE AGENTS



**Fullwoods End, Coseley**  
Bilston, WV14 9NX

**£350,000**

01902 686868

**We Value Your Home**



A particularly impressive detached residence offering excellent family accommodation that must be seen to be appreciated. This substantial home with four/five bedrooms and three bathrooms, has been improved in recent years and is extremely well presented throughout benefiting from a range of delightful original type features.

Further highlights to this stunning property include: three reception rooms, a spacious dining kitchen with centre island, downstairs wet room, first floor bathroom plus ensuite shower room, ample off road parking and a private rear with patio areas, lawn area and decking area with timber bar area. The rear garden is enclosed and perfect for relaxation of gatherings for entertaining.

The property is centrally heated and double glazed. Numerous amenities including shops, schools and public transport services including Coseley Train Station are all close to hand. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

**Entrance Porch** Having uPVC front door.

**Reception Hall** Having under stairs cupboard, central heating radiator and oak flooring.

**Living Room** 13' 8" x 10' 7" (4.16m x 3.22m) Having feature timber fireplace, central heating radiator, oak flooring and double glazed window.

**Dining Room** 12' 2" x 12' 0" (3.71m x 3.65m) Having coal effect gas fire with feature fireplace, central heating radiator, oak flooring and double glazed bay window.

**Office/Playroom** 10' 8" x 8' 3" (3.25m x 2.51m) Having coal effect gas fire, central heating radiator, oak flooring and double glazed window.

**Dining Kitchen** 17' 3" x 15' 7" (5.25m x 4.75m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, original cast iron range, cooker hood, centre island with storage, wine rack and range of fitted wall cupboards. Pantry housing plumbing for washing machine, ceramic wall and floor tiling, flush ceiling spot lights, two central heating radiators, double glazed window, door leading out and lobby/storage area off.

**Wet Room** 7' 7" x 3' 2" (2.31m x 0.96m) Having shower fitting with screen, wall mounted wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, central heating radiator and double glazed window.

**Landing** Having loft hatch for access by way of retractable ladder.

**Bedroom One** 13' 8" x 10' 5" (4.16m x 3.17m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 12' 4" x 10' 1" (3.76m x 3.07m) Having central heating radiator and double glazed window.

**Bedroom Three** 14' 1" x 7' 7" (4.29m x 2.31m) Having central heating radiator and double glazed window.

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



**Bedroom Four** 11' 4" x 8' 3" (3.45m x 2.51m) Having built in wardrobes, central heating radiator and double glazed window.

**Bedroom Five** 6' 9" x 6' 4" (2.06m x 1.93m) Having central heating radiator, laminate flooring and double glazed window.

**Bathroom** 11' 0" x 9' 2" (3.35m x 2.79m) Having 'White' suite comprising: freestanding bath with shower fitting, pedestal wash hand basin and low flush WC. Original cast iron fireplace, ceramic wall and floor tiling, extractor fan, airing cupboard housing combination boiler, 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. Timber decking area, timber bar area, outside power points, feature lighting 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.

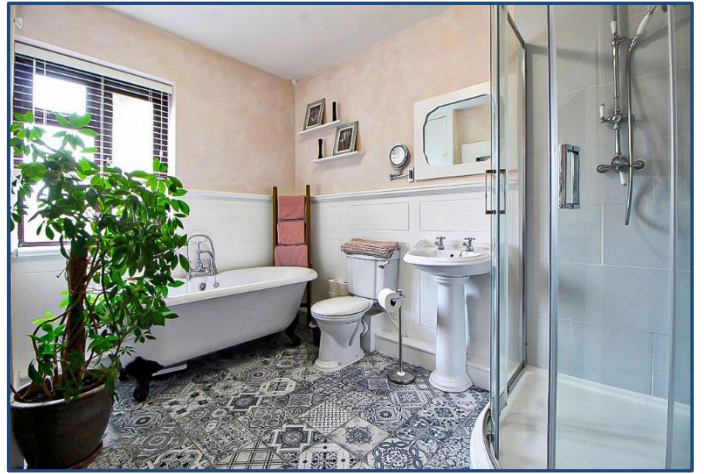
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.

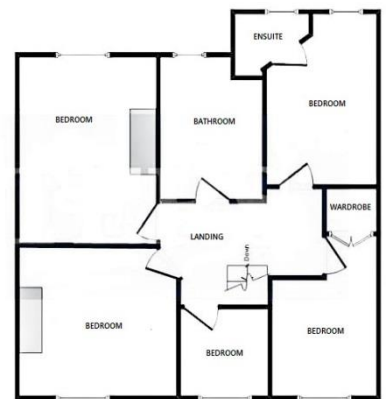




GROUND FLOOR



FIRST FLOOR



15 Dudley Street  
Sedgley  
DY3 1SA

01902 686868

sedgley@skitts.net

**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: .....

