



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

**Offers in the Region Of £220,000**



A spacious family home situated in an extremely popular residential area and offered for sale with no upward chain. This impressive end terraced property with three double bedrooms has been improved in recent years and must be seen to be appreciated.

Numerous noteworthy features include: two reception rooms, a stylish and spacious kitchen, stylish bathroom, central heating, double glazing, rear garden and potential for parking to the rear at a cost of £250.00 per annum (information provided by the vendor).

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

**Parking** Having parking to the rear for two vehicles at cost of £250.00 per annum.

**Entrance Porch** Having double glazed front door.

**Reception Hall** Having central heating radiator, laminate flooring, double glazed window and door to cellar.

**Living Room** 14' 0" x 13' 5" (4.26m x 4.09m) Having coal effect gas fire with marble type surround, hearth and fireplace, flush ceiling spot lights, central heating radiator and double glazed bow window.

**Dining Room** 13' 3" x 11' 0" (4.04m x 3.35m) Having coal effect gas fire with marble type surround and feature fireplace, laminate flooring, central heating radiator and double glazed door to rear garden.

**Kitchen** 18' 4" x 9' 7" (5.58m x 2.92m) 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, wall mounted combination boiler and ceramic wall tiling. Flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

**Downstairs Bathroom** 9' 6" x 5' 1" (2.89m x 1.55m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail and double glazed window.

**Landing** Having loft hatch for access and double glazed window.

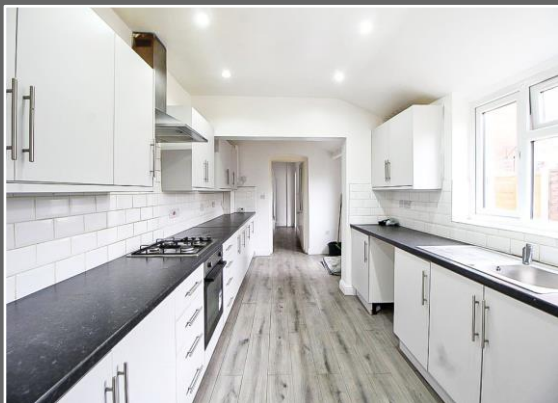
**Bedroom One** 14' 0" x 13' 4" (4.26m x 4.06m) Having central heating radiator and double glazed window.

**Bedroom Two** 14' 7" x 13' 3" (4.44m x 4.04m) Having central heating radiator and double glazed window.

**Bedroom Three** 14' 0" x 7' 5" (4.26m x 2.26m) Having central heating radiator and double glazed window.

**Rear Garden** Having paved patio area, tap, lawn area, outside power points, gated side and rear 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: B**  
**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.

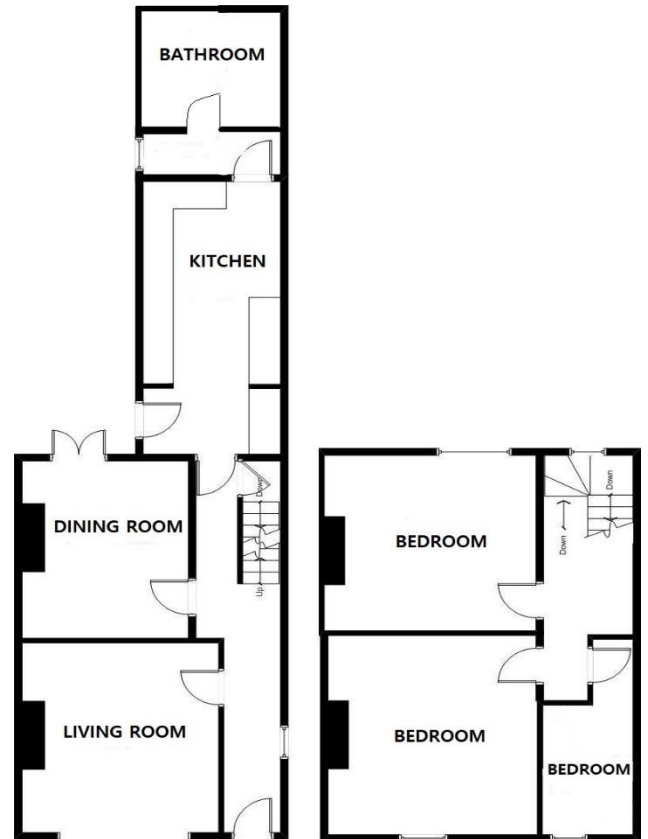
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in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

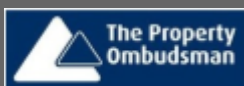




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....