

SKITTS

ESTATE AGENTS



Bourne Street, Coseley
Bilston, WV14 9HN

£185,000

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We Value Your Home



A semi-detached property situated in a popular residential area local to a range of amenities and offered for sale with no upward chain.

This spacious three bedroom family home has been well maintained but requires modernisation works offering great potential and interior viewing is highly recommended.

Noteworthy features include: two reception rooms with gas fires, a fitted kitchen with useful utility off, first floor bathroom, two double bedrooms and one single, off road parking and an enclosed rear garden with patio area and lawn area.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD. Mining report available upon request.

Approach By way of paved driveway providing off road parking past lawn fore garden.

Reception Hall Having central heating radiator.

Downstairs WC Having low flush WC.

Living Room 13' 8" x 12' 8" (4.16m x 3.86m) Having coal effect gas fire with marble type surround, hearth and fireplace with feature lighting, central heating radiator and double glazed bay window.

Dining Room 11' 2" x 11' 2" (3.40m x 3.40m) Having gas fire with fireplace, central heating radiator and double glazed sliding door leading out.

Kitchen 10' 3" x 7' 11" (3.12m x 2.41m) 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. Range of fitted wall cupboards, concealed lighting, ceramic wall tiling, double glazed window and door leading out.

Utility 9' 0" x 7' 10" (2.74m x 2.39m) Having fitted base units and decorative laminate work tops, range of fitted wall cupboards, plumbing for washing machine, double glazed window and door to the rear garden.

Landing Having double glazed window and loft hatch for access.

Bedroom One 14' 8" x 11' 5" (4.47m x 3.48m) Having central heating radiator and double glazed window.

Bedroom Two 11' 6" x 10' 10" (3.50m x 3.30m) Having central heating radiator and double glazed window.

Bedroom Three 8' 2" x 7' 4" (2.49m x 2.23m) Having central heating radiator and double glazed window.

Bathroom 7' 8" x 7' 5" (2.34m x 2.26m) Having panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard, central heating radiator and double glazed window.



Garage 15' 4" x 10' 0" (4.67m x 3.05m) Having 'Up & Over' door and light.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, 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: C
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.



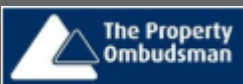


While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any professional purpose. The services, fixtures and fittings shown herein are based on what is known and no guarantee as to their quantity or accuracy can be given. Made with Hoxpox (2023)

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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: