



Woodcross Street, Coseley
Bilston, WV14 9RS

£199,950



A well maintained and recently improved family home situated in a popular residential area local to a range of amenities. This impressive three bedroom terraced property offers spacious accommodation and benefits from central heating, double glazing, off road parking and a garage to the rear.

Further noteworthy features include: a generous size living room, stylish dining kitchen with integrated appliances and feature lighting, stylish first floor shower room and an enclosed rear garden with paved patio area, decking area, lawn area and gated rear access.

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

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

Entrance Porch Composite front door, laminate flooring and double glazed window.

Reception Hall Laminate flooring and central heating radiator.

Living Room 14' 0" x 11' 6" (4.26m x 3.50m) Laminate flooring, two wall light points, under stairs storage area, central heating radiator and double glazed window.

Dining Kitchen 14' 5" x 11' 2" (4.39m x 3.40m) Inset ceramic sink top with fitted base units and decorative laminate work tops, built-in oven, four ring induction hob and cooker hood, integrated dishwasher, microwave and washing machine. Ceramic floor tiling, plinth heater and feature lighting, double glazed window and doors leading out.

Landing Airing cupboard housing combination boiler and loft hatch for access by way of retractable ladder.

Bedroom One 11' 8" x 8' 5" (3.55m x 2.56m) Built-in storage area, central heating radiator and double glazed window.

Bedroom Two 10' 11" x 9' 4" (3.32m x 2.84m) Laminate flooring, central heating radiator and double glazed window.

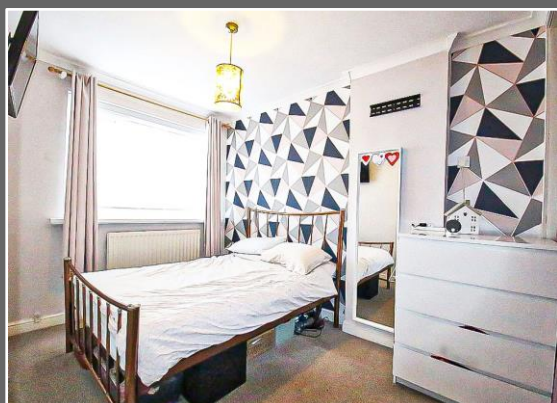
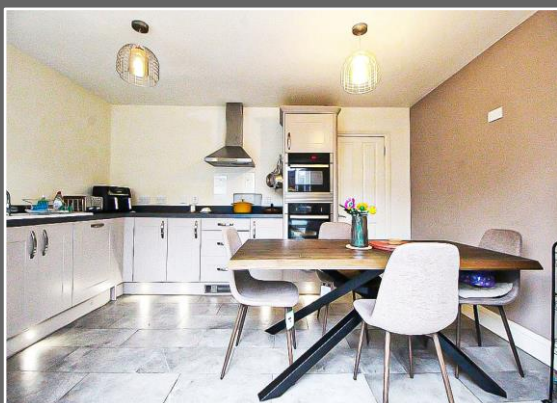
Bedroom Three 8' 8" x 5' 10" (2.64m x 1.78m) Laminate flooring, central heating radiator and double glazed window.

Shower Room 7' 10" x 4' 9" (2.39m x 1.45m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, feature central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, timber decking area, out building and gated rear access.

Garage to rear (Middle Garage) Having 'Up and Over' door.





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.

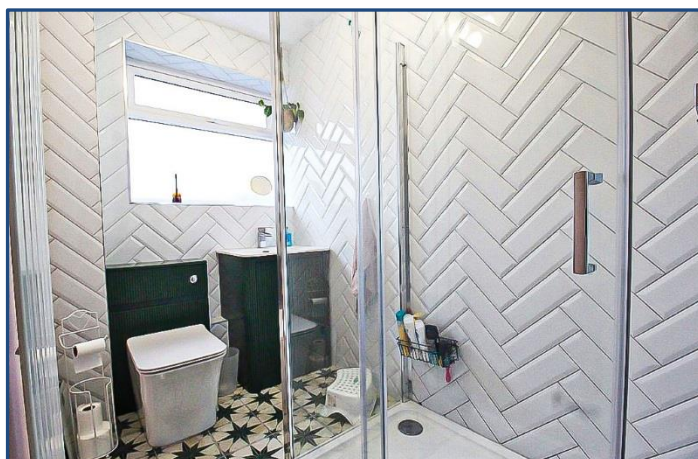
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

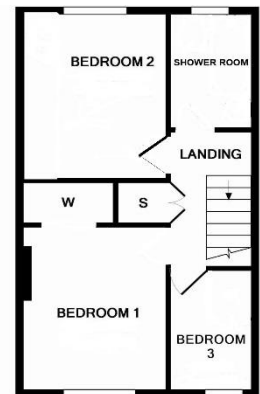
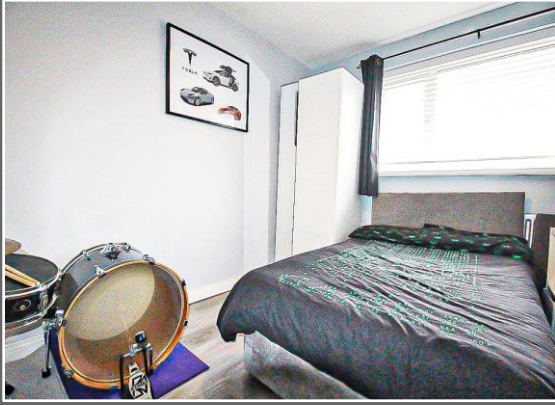
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation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





GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

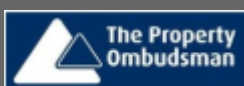
TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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

SIGNED :

DATE: