



Kipling Avenue, Coseley
Bilston, WV14 9PX

£199,950



A spacious semi-detached property occupying a pleasant position at the head of a quiet cul-de-sac in a popular residential area local to a range of amenities. This well maintained three bedroom family home with an extensive rear garden is offered for sale with no upward chain and interior viewing is highly recommended.

The substantial property has been well maintained and offers great potential. Noteworthy features to this delightful home include: a homely living room, conservatory, dining kitchen, useful utility area, three bedrooms, shower room, garage and driveway to the front providing off road parking. The property is centrally heated and double glazed (both where specified).

The property is situated in an old coal mining area and mortgage availability may be limited. Cash buyers preferred. Mining Interpretive report available upon request.

Council Tax Band C Energy Rating D. Tenure FREEHOLD.

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

Reception Hall Having central heating radiator.

Living Room 14' 4" x 12' 7" (4.37m x 3.83m) Having coal effect gas fire with fireplace, central heating radiator and double glazed window.

Dining Kitchen 19' 1" x 8' 3" (5.81m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob. Ceramic wall tiling, central heating radiator, double glazed window, sliding door to conservatory and door leading out

Utility 7' 2" x 7' 0" (2.18m x 2.13m) Having inset stainless steel sink with decorative laminate work top, fitted wall cupboards, plumbing for washing machine and double glazed window.

Conservatory 17' 2" x 11' 3" (5.23m x 3.43m) Having ceramic floor tiling, double glazed windows and door leading out to the rear garden.

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

Bedroom One 11' 10" x 10' 7" (3.60m x 3.22m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 8" x 10' 1" (3.55m x 3.07m) Having range of fitted wardrobes and storage cupboard, central heating radiator and double glazed window.

Bedroom Three 8' 7" x 8' 3" (2.61m x 2.51m) Having central heating radiator and double glazed window.





Shower Room 7' 1" x 6' 6" (2.16m x 1.98m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage 20' 5" x 14' 4" (6.22m x 4.37m) (Max) Having 'Up & Over' door, light and power points. Double glazed window and double glazed door to the rear garden.

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.

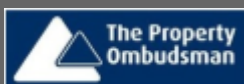




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: