



Hollywell Street, Coseley
Bilston, WV14 9HZ

£199,950



A particularly pleasant end terraced property situated in a popular residential area local to a range of amenities including shops, schools and public transport services. This ideal first time home offers spacious family size accommodation and benefits from central heating, double glazing, off road parking and a private low maintenance rear garden.

The property has been well maintained, offers good storage areas and further numerous noteworthy features including: a homely living room with feature fire-place, an impressive dining kitchen with fitted breakfast bar, good size storage cupboard and French doors leading out and a stylish first floor bathroom.

Council Tax Band A. Energy Rating C. Tenure FREEHOLD.

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

Entrance Hall Having composite front door, central heating radiator and ceramic floor tiling.

Living Room 14' 0" x 9' 8" (4.26m x 2.94m) Having feature fireplace with cast iron and decorative surround, central heating radiator and double glazed window.

Dining Kitchen 16' 1" x 12' 11" (4.90m x 3.93m) Having inset ceramic sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Breakfast bar, storage cupboard, ceramic wall and floor tiling. Central heating radiator, double glazed window and french door leading out.

Landing Having two storage cupboards, airing cupboard housing combination boiler, loft hatch for access and ceramic floor tiling.

Bedroom One 15' 10" x 9' 8" (4.82m x 2.94m) Having central heating radiator and double glazed window.

Bedroom Two 11' 0" x 7' 0" (3.35m x 2.13m) Having central heating radiator and double glazed window.

Bedroom Three 9' 11" x 6' 10" (3.02m x 2.08m) Having built in wardrobe, central heating radiator and double glazed window.

Bathroom 8' 4" x 5' 8" (2.54m x 1.73m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, chrome heated towel rail and two double glazed windows.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn areas, timber decking area, three garden sheds 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: A
EPC RATING: C

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.

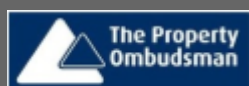




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: