



**Bourne Street, Coseley**  
Bilston, WV14 9HN

**£185,000**



A semi-detached property situated in a popular residential area, requiring modernisation works but offering great potential and interior viewing is highly recommended. This three bedroom family home is for sale with no upward chain and benefits from central heating, double glazing, off road parking plus garage and an enclosed garden to the rear.

Further highlights include: two reception rooms, kitchen area, stylish downstairs shower room, first floor bathroom, two double bedrooms and one single bedroom.

The property is ideally located, having the benefit of a range of local amenities including shops and schools close to hand, with easy access and transport links into Wolverhampton City Centre and surrounding areas. Mining report available upon request.

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

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

#### Entrance Porch

**Reception Hall** Having under stairs cupboard and central heating radiator.

**Living Room** 14' 4" x 12' 9" (4.37m x 3.88m) Having gas fire, central heating radiator and double glazed bay window.

**Dining Room** 11' 8" x 11' 0" (3.55m x 3.35m) Having coal effect gas fire and double glazed window.

**Kitchen** 8' 1" x 7' 7" (2.46m x 2.31m) Having stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, ceramic wall tiling, double glazed window and door leading out.

**Shower Room** 7' 8" x 7' 1" (2.34m x 2.16m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Chrome heated towel rail, electric wall heater, laminate flooring, double glazed window and double glazed door leading out.

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

**Bedroom One** 14' 7" x 11' 5" (4.44m x 3.48m) Having central heating radiator and double glazed bay window.

**Bedroom Two** 11' 4" x 11' 0" (3.45m x 3.35m) Having central heating radiator and double glazed window.

**Bedroom Three** 8' 1" x 7' 4" (2.46m x 2.23m) Having central heating radiator and double glazed window.

**Bathroom** 7' 7" x 7' 5" (2.31m x 2.26m) Having panelled bath, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, storage cupboard, central heating radiator and double glazed window.







**Garage** 16' 6" x 7' 6" (5.03m x 2.28m) Having light, power points and plumbing for washing machine.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, neat lawn area, two fish ponds, 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.

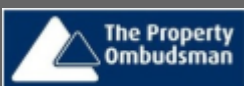




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GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 1170 sq.ft. (108.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual dimensions of the property. The floorplan is for guidance only and should not be used as a basis for any prospective purchase. The floorplan, together with the floorplan, does not constitute a contract and no guarantee as to their accuracy or efficiency can be given.  
Issue with floorplan 12/03

**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: .....