



**Steven Drive,  
Bilston, WV14 8YS**

**£190,000**





A stylish semi-detached property occupying a particularly delightful and quiet position offering ample off road parking for numerous vehicles including caravan. This extremely well presented two bedroom home thought to be an ideal first time hope or investment opportunity is situated in a popular residential area local to a range of amenities including shops, schools and public transport services.

This modern style home is tastefully decorated and benefits from a spacious living room, stylish dining kitchen, modern first floor bathroom, two good size bedrooms, a pleasant rear garden, central heating and double glazing. Offered for sale with no upward chain, this well maintained residence must be seen to be appreciated.

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

**Please Note:** If you proceed with an offer on this property, we are obliged to undertake an Anti Money Laundering check for all buyers on behalf of HRMC. All estate agents are required to do this by law. We outsource this process to our compliance partners, Movebutler who charge a fee for this service.

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

**Reception Hall** Having composite front door and central heating radiator.

**Living Room** 13' 10" x 11' 6" (4.21m x 3.50m) Having central heating radiator, laminate flooring, double glazed window and stairs off.

**Kitchen** 13' 8" x 8' 10" (4.16m x 2.69m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiling. Under stairs storage cupboard, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

**Landing** Having central heating radiator and loft hatch for access.

**Bedroom One** 10' 10" x 10' 7" (3.30m x 3.22m) Having storage cupboard housing Worcester combination boiler, central heating radiator and double glazed window.

**Bedroom Two** 10' 9" x 7' 0" (3.27m x 2.13m) Having central heating radiator and double glazed window.

**Bathroom** 6' 7" x 5' 7" (2.01m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, neat lawn area, garden shed 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: B**  
**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.

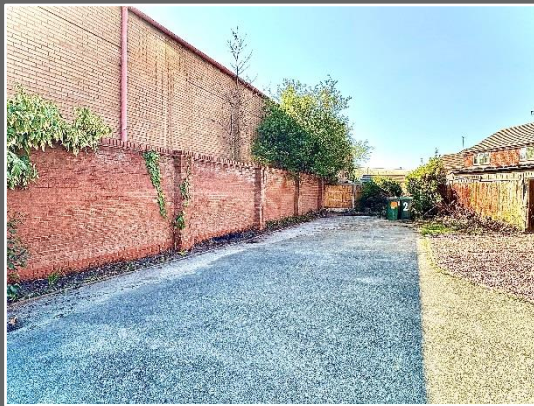
**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. 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.

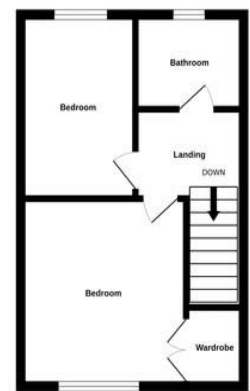
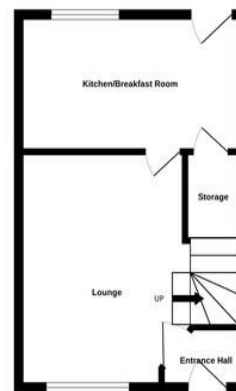






Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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: .....

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