



**Hartland Avenue, Coseley
Bilston, WV14 9AN**

£178,500



An extremely well presented end terraced property occupying a quiet and pleasant position in a popular residential area local to a range of amenities. This modern style house with two good size bedrooms is thought to be an ideal first home and interior viewing is highly recommended.

The property benefits from central heating, double glazing, off road parking and a private and low maintenance rear garden. Further noteworthy features include: a spacious living room with stairs off, fitted dining kitchen, a modern first floor bathroom, built-in wardrobes in bedroom one and a rear garden perfect for relaxation or outdoor gatherings.

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

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

Reception Hall Having uPVC front door.

Living Room 14' 5" x 9' 9" (4.39m x 2.97m) Pebble effect electric fire with tiled surround, hearth and fire-place, laminate flooring, under stairs storage cupboard, central heating radiator, double glazed window and stairs to the first floor.

Dining Kitchen 12' 10" x 10' 5" (3.91m x 3.17m) 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. Range of fitted cupboards, plumbing for washing machine, wall mounted combination boiler, ceramic wall and floor tiling, central heating radiator, double glazed window and door leading out.

Landing Loft hatch for access.

Bedroom One 11' 5" x 9' 8" (3.48m x 2.94m) Built-in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 13' 4" x 6' 7" (4.06m x 2.01m) Central heating radiator and double glazed window.

Bathroom 6' 2" x 5' 6" (1.88m x 1.68m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, numerous flowers and flowering shrubs, timber sleepers, gravel areas, artificial lawn area and gated side access.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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.

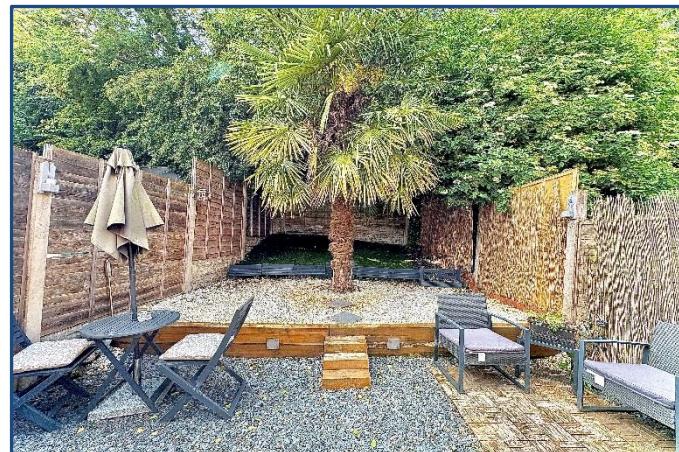
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

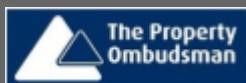




15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



2 BEDROOM END OF TERRACE
TOTAL FLOOR AREA: 609 sq ft (56.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or any discrepancy. These plans are for illustrative purposes only and should not be used as a key for 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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE.

SIGNED :

DATE: