



Acacia Drive, Coseley
Bilston, WV14 9TL

£250,000



This well proportioned three bedroom semi-detached family home occupies a delightful cul-de-sac position within a popular and established residential area, conveniently located close to a range of local amenities including shops, schools and transport links.

The property has been well maintained throughout and provides comfortable accommodation with excellent potential for modernisation, making it an ideal choice for families or purchasers seeking a home to personalise to their own taste. Offered with no upward chain, the property also benefits from gas fired central heating via a combination boiler, uPVC double glazing, off road parking and a generous sized garage.

Upon entering, a welcoming and spacious reception hall is approached via a double glazed sliding door to the front. The ground floor features an impressive 25ft living room, perfect for both relaxation and entertaining, with a bay window to the front, coal effect gas fire with feature fire-place and a sliding door leading out to the rear. The kitchen is fitted with a stainless steel sink, worktops, base units and wall cupboards, and opens through to a bright double glazed conservatory area which overlooks the rear garden and provides access to the patio area.

To the first floor, there are two double bedrooms and one single bedroom, all benefiting from fitted wardrobes. A stylish shower room completes the accommodation, featuring a shower cubicle, pedestal wash hand basin, low flush WC, complimentary ceramic wall tiling and laminate flooring.

Externally, the property enjoys a block paved driveway providing ample off road parking for several vehicles, with a small fore-garden adding to the property's kerb appeal. The side garage offers further parking or storage space and includes a useful WC, with potential for conversion subject to planning permission. The rear garden provides a pleasant outdoor space with a block paved patio, neat lawn and flowering shrubs, ideal for outdoor dining or family enjoyment.

An early viewing is highly recommended to fully appreciate the space, potential and excellent position of this lovely family home.

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

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

Reception Hall

Living Room 25' 10" x 12' 7" (7.87m x 3.83m)

Dining Kitchen 18' 5" x 7' 11" (5.61m x 2.41m)

First Floor Landing

Bedroom One 14' 9" x 9' 11" (4.49m x 3.02m)

Bedroom Two 10' 9" x 9' 4" (3.27m x 2.84m)





Bedroom Three 8' 1" x 7' 8" (2.46m x 2.34m)

Shower Room 7' 4" x 7' 2" (2.23m x 2.18m)

Garage 16' 7" x 12' 11" (5.05m x 3.93m) Having WC off.

Rear Garden

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. Mining report available upon request.

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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SIGNED :

DATE:

