



Ivyhouse Lane, Coseley
Bilston, WV14 9LA

£250,000



A particularly impressive semi-detached property offering spacious and delightful family accommodation that must be seen to be appreciated. This well maintained home with three bedrooms is situated in a popular residential area local to amenities including shops, schools and public transport services.

The property benefits from central heating, double glazing, off road parking and a delightful rear garden private from neighbouring properties. Further noteworthy features include a homely living room with gas fire, dining room plus sun room, a stylish and good size dining kitchen with downstairs WC off.

The first floor bathroom offers a separate bath and shower cubicle, all three bedrooms have fitted wardrobes and there is a good size garage to the side.

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 Having double glazed door and windows.

Reception Hall Having central heating radiator and under stairs cupboard to cellar.

Living Room 14' 11" x 14' 11" (4.54m x 4.54m) Having coal effect gas fire with stone type surround, hearth and fireplace, two wall light points, two central heating radiators and double glazed bay window.

Dining Room 11' 3" x 8' 9" (3.43m x 2.66m) Having wall light point, central heating radiator and double glazed doors to sun room.

Sun Room 11' 3" x 9' 10" (3.43m x 2.99m) Having central heating radiator, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Dining Kitchen 17' 2" x 9' 0" (5.23m x 2.74m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiling, central heating radiator, two double glazed windows and door leading out.

Lobby Having double glazed door leading out and WC off: Having low flush WC, wash hand basin, wall mounted combination boiler, central heating radiator and two double glazed windows.

Landing Having single glazed window.

Bedroom One 14' 2" x 10' 1" (4.31m x 3.07m) Having fitted wardrobes and drawers, central heating radiator and double glazed window.

Bedroom Two 12' 3" x 11' 7" (3.73m x 3.53m) Having range of built in wardrobes with sliding doors, two wall light points, central heating radiator and double glazed window.





Bedroom Three 7' 0" x 6' 11" (2.13m x 2.11m) Having built in wardrobes with sliding doors, loft hatch for access, central heating radiator and double glazed window.

Bathroom 8' 7" x 7' 4" (2.61m x 2.23m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Garage 35' 4" x 9' 4" (10.76m x 2.84m) Having single glazed window, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Garden shed 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.

We have a Mining Interpretive 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.

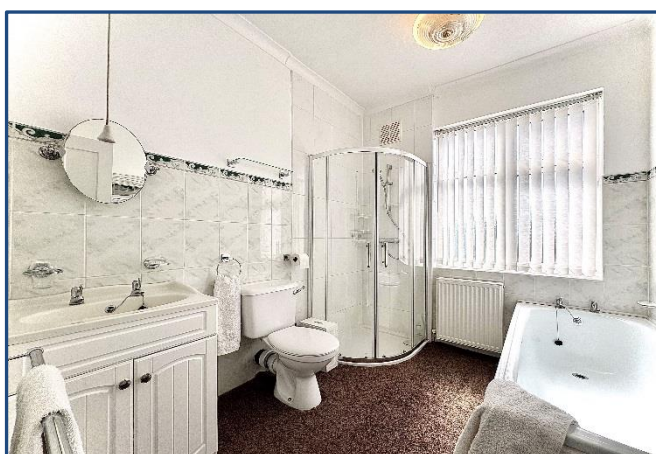
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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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.

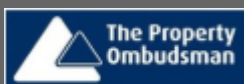




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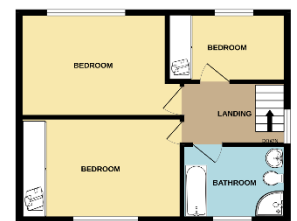
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Scale: 1/100th

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: