



95 Gorge Road,  
Coseley,  
Bilston,  
WV14 9RH

£695,000

nick tart

## Key Features

- Potential building plots (subject to planning permission)
- Gardens approaching 1/3 of an acre
- Covered porch and entrance hall
- 'L' shaped full length living room and separate dining area
- Large double-glazed conservatory
- Breakfast kitchen
- Separate laundry and fitted cloakroom
- Galleried landing
- Choice of 4 double bedrooms with master washroom, all with lovely aspects
- Family bathroom
- Extensive landscaped gardens
- Ample off-road parking
- Double width garage

**Contact Us**

01902 755585

wolverhampton@nicktart.com





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## Ground Floor

The property itself is situated in a popular and established residential area and was independently built by the present owners to a thoughtful and architectural layout which provides a generous family living accommodation and although tucked away there are excellent local amenities including shops, schools and public transport services close by.

The gas central heated living accommodation in further detail comprises of... **Canopy porch and entrance hall** with cloaks covered, **'L' shaped full length living room** with featured marble fireplace with fitted gas fire and matching hearth, archway into separate **dining area**, a **good sized double glazed conservatory**, **fitted breakfast kitchen** having matching suite of units comprising of enamel single drainer sink unit with tiled splashbacks, a range of cupboards with matching work tops and incorporating built in electric oven and gas hob with extractor fan over, integrated fridge freezer and a fitted breakfast bar and views of the rear garden. **Separate laundry room** having matching suite of units comprising of stainless-steel single drainer sink unit with range cupboards with matching work tops, incorporating plumbing for automatic washing machine and tumble dryer space, fitted wall cabinet and access to the rear garden and garage. There is also, a **separate fitted cloakroom**.



### EPC: TBD

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – **Band F** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale). **nb. Please note an overage will be placed on the title in case a separate development property is sold in addition the the main house in the future.**

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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## First Floor

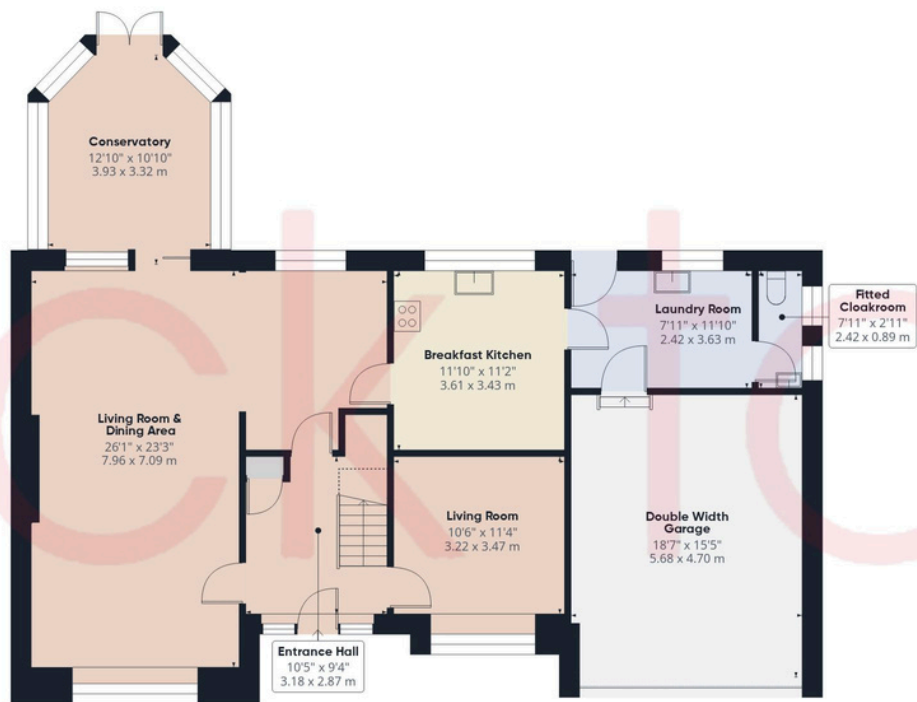
Stairs led from the entrance hall to the **gallery landing** which has a built-in linen cupboard. All **four double bedrooms** have a range of fitted furniture and either enjoy views of the garden or extensive elevated views to the front elevation. **Family bathroom** having panel bath, separate shower cubicle, close coupled WC, vanity unit and heated chrome towel rail.



## Outside

Undoubtedly, one of the most appealing features of the property is its elevated position which is approached via a good-sized **driveway** and provides ample parking. The driveway extends around the perimeter of the property which leads to an excellent storage area. The gardens themselves have been neatly landscaped with an abundance of mature shrubs and trees and there is a lovely **patio/sun terrace** with steps leading to the main raised garden and beyond, creating a most delightful setup.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Ground Floor

Approximate total area<sup>(1)</sup>

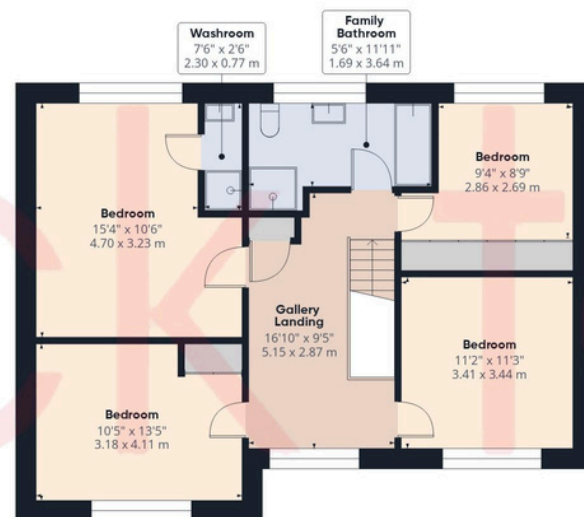
2145 ft<sup>2</sup>

199.5 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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