



110, Wellington Road, Bilston, WV14 6AZ

Offers In The Region Of £230,000

- LARGE THREE BEDROOM SEMI DETACHED HOUSE
 - TWO RECEPTION ROOMS
 - BREAKFAST KITCHEN
 - GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM AND ADDITIONAL WC
 - ENCLOSED GARDEN

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An opportunity to acquire a well proportioned three bedroom semi detached house of character offering flexible accommodation with addition of ground floor shower room.

VESTIBULE (front)
Double entrance doors

HALL (front)
Two panel radiators, stained glass panelled entrance door and side windows, stairs leading to first floor landing, door to cellar.

RECEPTION ONE (front) 4.57m x 3.74m (4.37m max into bay)
Double glazed bay window, three panel radiators, feature tiled period fireplace, meter cupboard.

RECEPTION TWO (rear) 3.91m x 4.27m
Double glazed window, panel radiator,

KITCHEN (rear) 3.03m max x 5.42m max
Double glazed door and double glazed window, panel radiator, one and half bowl sink, range of base units with cupboards and drawers, cupboard housing 'Worcester' gas fired boiler, door leading to outside.

UTILITY AREA (rear) 3.01m x 2.09m
Double glazed window, panel radiator.

REAR LOBBY (rear) 1.71m x 1.68m
Double glazed door

GROUND FLOOR WC (Inner)
Panel radiator, WC with low level flush, wash hand basin with vanity unit, tiled walls.

SHOWER ROOM (rear) 2.75m x 2.41m
Panel radiator, double glazed window, corner shower cubicle with mixer shower, pedestal wash hand basin, tiled walls.

From hall, stairs leading to
CELLAR 1.76m x 4.31m (max)

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner)
Panel radiator.

BEDROOM ONE (front) 3.90m x 3.75m
Panel radiator, double glazed window,

BEDROOM TWO (rear) 3.92m x 4.26m
Panel radiator, double glazed window,

BEDROOM THREE (rear) 3.12m x 3.54m
Panel radiator, double glazed window,

BATHROOM (front) 1.91m x 2.66m plus 0.82m x 1.09m
Panel radiator, double glazed window, panel bath, pedestal wash hand basin, WC with low level flush, shower cubicle

with 'Triton' electric shower, glazed door, walls to shower fully tiled, further walls half tiled.

STORE (inner)
Plumbing connection for washing machine.

WC (side)
Double glazed window, WC with low level flush, wash hand basin with vanity unit.

REAR GARDEN
The enclosed rear garden features a blocked paved patio area, raised beds, side gate.

AGENTS NOTE: There is a railway line that runs to the rear of the garden.

COUNCIL TAX BAND C (Wolverhampton)

TENURE
We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –
In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Extra services -
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:
Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co

receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral. Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

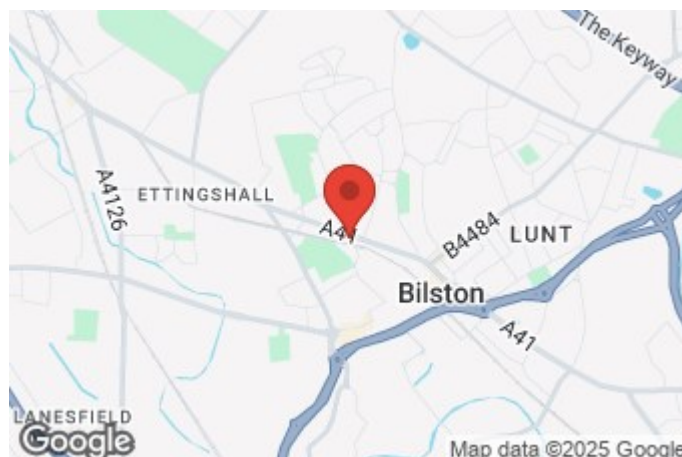
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Reference: 18709896