

SKITTS

ESTATE AGENTS



**Springfield Road,
Bilston, WV14 6LN**

£335,000

01902 353 578

We Value Your Home



An outstanding detached residence offering impressive and substantial family accommodation that must be seen to be appreciated. Situated on the ever popular Mountford Estate, this extremely well maintained home benefits from central heating, double glazing, off road parking for numerous vehicles, plus a useful carport, garage and a particularly delightful and private garden to the rear. The property is tastefully decorated and well presented offering further noteworthy features including: three good size bedrooms with fitted wardrobes, two reception rooms plus conservatory, a stylish fitted kitchen with Rangemaster cooker and utility off, a welcoming reception all and first floor shower room with separate bath and shower cubicle. A range of amenities including shops, schools and public transport services are all close to hand. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.** Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles past fore-garden.

Entrance Porch Ceramic floor tiling, double glazed windows and a door.

Reception Hall With central heating radiator.

WC Low flush WC, wash hand basin built-into vanity unit, central heating radiator and feature circular window.

Living Room 13' 4" x 13' 0" (4.06m x 3.96m) Coal effect gas fire with marble type surround hearth and fire-place, two central heating radiators, double glazed bay window and two wall light points.

Dining Room 13' 10" x 13' 1" (4.21m x 3.98m) Pebble effect electric fire with marble surround, hearth and timber fire-place, two wall light points, central heating radiator, double glazed sliding doors to conservatory.

Kitchen 11' 9" x 9' 11" (3.58m x 3.02m) Inset composite sink top with fitted base units and granite work tops, range of fitted wall cupboards, ceramic floor tiles, central heating radiator, ceiling light with a fan, two double glazed windows, a Professional Deluxe Rangemaster cooker with five ring gas hob and American style fridge/freezer which will remain.

Utility Room 9' 2" x 6' 0" (2.79m x 1.83m) Granite work tops with base units, fitted wall cupboards, plumbing for washing machine, ceramic floor tiling, wall mounted combination boiler and two double glazed windows and door leading out.

Conservatory 13' 3" x 9' 6" (4.04m x 2.89m) Laminate flooring, central heating radiator, ceiling light with a fan, double glazed windows and door to garden.

Landing Central heating radiator, double glazed window and loft hatch for access by way of retractable ladder.

WC Off Low flush W.C and double glazed window.



Bedroom 1 13' 9" x 11' 4" (4.19m x 3.45m) (Including wardrobes)

Two central heating radiators, double glazed window, range of quality fitted wardrobes with sliding doors and ceiling light with fan.

Bedroom 2 12' 4" x 7' 6" (3.76m x 2.28m) (Including wardrobes)

Central heating radiator, double glazed window and a range of quality fitted wardrobes with sliding doors.

Bedroom 3 9' 6" x 7' 3" (2.89m x 2.21m)

Central heating radiators, double glazed window, range of quality fitted wardrobes with sliding doors and dressing unit.

Bathroom 9' 4" x 5' 8" (2.84m x 1.73m)

Having 'White' suite comprising: panelled corner bath with shower fitting, shower cubicle with fitting, wash hand basin built-into vanity unit. Ceramic wall tiling, extractor fan, chrome heated towel rail, shaver point and double glazed window.

Rear Garden

Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Two garden shed and gated side access.

Garage 17' 4" x 8' 5" (5.28m x 2.56m)

Having 'Up & Over' door, light, power points and a double glazed window.

Carport 39' 0" x 9' 0" (11.88m x 2.74m)

Doors to the front.

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.

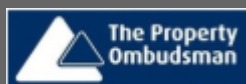




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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

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