



**144, Green Lanes,
Bilston, WV14 6DA**

£180,000



A well maintained spacious mid terraced family home situated in a popular residential area within walking distance to local shops, schools and amenities whilst being excellently placed for public transport and motorway links. This spacious family home benefits from; entrance hallway, lounge, kitchen, dining room, three good sized double bedrooms and a family bathroom. To the rear is a large private enclosed garden and parking to the front. Viewing is highly recommended. Energy Rating: Council Tax Band: Tenure: FREEHOLD

Approach By way of gravel driveway providing off road parking for multiple vehicles

Entrance Hallway Stairs to first floor, central heating radiator and carpeted flooring.

Lounge 10' 11" x 11' 2" (3.32m x 3.40m) With feature fireplace, central heating radiator and double glazed window to front.

Dining Room 9' 4" x 14' 3" (2.84m x 4.34m) Recently refurbished with patio doors to rear garden, double glazed window, laminate flooring and central heating radiator.

Kitchen 10' 3" x 5' 9" (3.12m x 1.75m) Having inset stainless steel sink with drainer, matching wall and base units with decorative laminate work tops. Integrated oven, space for fridge and freezer, plumbing for washing machine and double glazed window to rear.

First Floor Landing Large double glazed window to front, doors to all bedrooms and bathroom.

Bedroom One 11' 2" x 10' 4" (3.40m x 3.15m) With double glazed window, central heating radiator and carpeted flooring.

Bedroom Two 10' 11" x 6' 9" (3.32m x 2.06m) With central heating radiator, double glazed window and carpeted flooring.

Bedroom Three 10' 3" x 14' 3" (3.12m x 4.34m) With two double glazed windows, central heating radiator and carpeted flooring.

Family Bathroom 6' 3" x 8' 1" (1.90m x 2.46m) Having 'White' suite comprising: panelled bath with shower over, wash hand basin, and low level WC. Ceramic wall tiling, extractor fan and double glazed window to rear.

Rear Garden Enclosed with paved patio area, neat lawn area, numerous sheds/outbuildings with power supply. Gated access to rear for off street parking.





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: A

EPC Rating: C

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 contact 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.

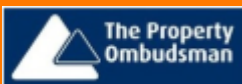




47 Church Street
 Bilston
 WV14 0AX

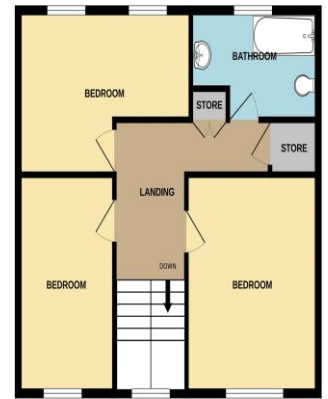
01902 353 578

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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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