

SKITTS

ESTATE AGENTS



Lansdowne Road,
Bilston, WV14 6LL

£299,950

01902 353 578

We Value Your Home



A delightful detached residence of traditional style situated in an extremely popular residential area, well maintained throughout and offering a range of original type features. This impressive three bedrooms home benefits from central heating, double glazing, off road parking plus garage and a particularly impressive rear garden. Further highlights to this outstanding property include: two reception rooms with gas fires and feature fire-places, fitted kitchen with utility area and WC off, first floor bathroom and parquet flooring to the ground floor. The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, lawn area, gravel area and a range of flowers and flowering shrubs. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.** Council Tax Band C. Energy Rating F. Tenure FREEHOLD.

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

Entrance Porch Double glazed door and windows.

Reception Hall Under stairs cupboard, central heating radiator and parquet flooring.

Living Room 12' 9" x 11' 2" (3.88m x 3.40m) Log effect gas fire with marble type surround, hearth and fire-place, central heating radiator, parquet flooring and double glazed window.

Sitting Room 14' 2" x 11' 0" (4.31m x 3.35m) Central heating radiator, double glazed window, coal effect gas fire with feature surround and timber fireplace. Double doors leading to living room.

Kitchen 9' 5" x 7' 2" (2.87m x 2.18m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiling and quarry floor tiling. Central heating radiator, double glazed window and door leading out.

Landing Double glazed window and loft hatch for access.

Bedroom One 16' 1" x 11' 0" (4.90m x 3.35m) Central heating radiator and double glazed bay window.

Bedroom Two 11' 0" x 11' 0" (3.35m x 3.35m) Central heating radiator and double glazed window.

Bedroom Three 9' 8" x 7' 5" (2.94m x 2.26m) Central heating radiator, double glazed window and built-in wardrobe.

Bathroom 7' 7" x 7' 3" (2.31m x 2.21m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall tiling, storage cupboard, central heating radiator, double glazed window and timber flooring.

Garage 17' 9" x 8' 3" (5.41m x 2.51m) Having light, power points, double glazed window and door to rear garden.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers



and flowering shrubs. Gravel area, garden shed and gated side access.



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: G

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.

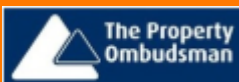




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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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