



**Northwick Terrace,
Bilston, WV14 0AF**

£270,000



Approach By way of tarmac driveway providing off road parking for two vehicles.

Reception Hall Composite front door, laminate flooring, central heating radiator, storage cupboard.

WC Low flush WC, wash hand basin, ceramic wall tiling and central heating radiator and double glazed window.

Living Room 15' 2" x 11' 1" (4.62m x 3.38m) Central heating radiator, double glazed doors to rear garden and laminate flooring.

Kitchen/Diner 15' 5" x 8' 10" (4.70m x 2.69m) Inset ceramic type sink top with fitted base units and decorative work tops, built-in oven with four ring gas hob and cooker hood, integrated refrigerator, freezer and dishwasher, built-in microwave and wine cooler, range of fitted wall cupboards, ceramic wall tiles, timber flooring, central heating radiator, double glazed window.

First Floor Landing Airing cupboard, stairs leading to second floor.

Bedroom One (Second Floor) 19' 7" x 9' 9" (5.96m x 2.97m) Two central heating radiator, double glazed window, built-in wardrobes and velux window.

En-suite (Second Floor) Having shower cubicle with shower fitting, pedestal wash hand basin and low flush W.C. Chrome heated towel rail, a storage cupboard and a velux window.

Bedroom Two (First Floor) 15' 8" x 8' 4" (4.77m x 2.54m) Central heating radiator, double glazed window.

Bedroom Three (First Floor) 10' 9" x 8' 6" (3.27m x 2.59m) Central heating radiator, double glazed window.

Bedroom Four (First Floor) 9' 9" x 6' 5" (2.97m x 1.95m) Central heating radiator, double glazed window.

Bathroom (First Floor) 6' 4" x 5' 5" (1.93m x 1.65m) Having white suite comprising: panelled bath with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, heated towel rail and a double glazed window.

Rear Garden Having paved patio area, garden shed, artificial lawn area and timber decking area.





TENURE: . 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: B

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.



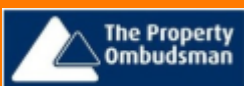


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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