



**Ambergate Road,  
Bilston, WV14 0SB**

**Offers in Excess of £360,000**



An outstanding detached residence impressive and stylish throughout, providing excellent family accommodation that must be seen to be appreciated.

Occupying a delightful position in a highly popular modern development, this stunning property that is set over three floors has been extremely well maintained and benefits from four bedrooms, two bathrooms and a garage.

Further noteworthy features to this family home include: entrance hall, ground floor W.C, living room, kitchen/diner with utility area, off road parking, central heating, uPVC double glazing and a particularly pleasant rear garden.

The property is local to a range of amenities including shops, schools and public transport services.

#### INTERIOR VIEWING IS HIGHLY RECOMMENDED

**Approach** By way of tarmacadam driveway providing off road parking past lawn fore-garden. Having electric car charging port.

**Entrance Hall** Having central heating radiator, Amtico flooring, burglar alarm system and stairs off.

**W.C. Off** Having low flush W.C, pedestal wash hand basin, central heating radiator, double glazed window and Amtico flooring.

**Living Room** 18' 2" into bay x 10' 1" (5.53m into bay x 3.07m) Having central heating radiator and double glazed bay window.

**Kitchen/Diner** 17' 5" x 13' 2" (5.30m x 4.01m) Having inset sink top with fitted base units and decorative 'Quarts' work tops, built-in oven with 5 ring gas hob and cooker hood, integrated refrigerator, freezer and dishwasher. Range of fitted wall cupboards, Amtico flooring, central heating radiator, flush ceiling spot lights, double glazed window, double glazed French doors to rear garden and 3 skylights.

**Utility Area (Under Stairs)** Having plumbing for washing machine, Amtico flooring and combination boiler.

**First Floor Landing** Having stairs off to second floor.

**Bedroom Two (First Floor)** 10' 9" x 9' 0" (3.27m x 2.74m) Having central heating radiator and double glazed window.

**Bedroom Three (First Floor)** 10' 4" x 8' 11" (3.15m x 2.72m) Having central heating radiator and double glazed window.

**Bedroom Four (First Floor)** 8' 5" x 6' 3" (2.56m x 1.90m) Having central heating radiator and double glazed window.

**Family Bathroom (First Floor)** 8' 4" x 6' 4" (2.54m x 1.93m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush W.C. Part ceramic wall tiling, chrome heated towel rail, double glazed window, flush ceiling spot lights and Amtico flooring.





**Second Floor Landing** Having central heating radiator, skylight and airing cupboard.

**Bedroom One (Second Floor)** 17' 9"max x 13' 9"max (5.41m max x 4.19m max) Having central heating radiator, 3 skylights and 2 built-in wardrobes.

**En-Suite Shower Room** 9' 9" x 4' 5" (2.97m x 1.35m) Having shower cubicle with shower fitting, wall mounted wash hand basin built into vanity unit, low flush W.C, chrome heated towel rail, skylight and Amitco flooring.

**Garage** 16' 10" x 9' 3" (5.13m x 2.82m) Having 'Up & Over' door, light and power points.

**Rear Garden** Enclosed from neighbouring properties, paved patio area, cold water tap, garden shed, gated side access, neat lawn area, decking area and power points.

**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: D**

**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 act 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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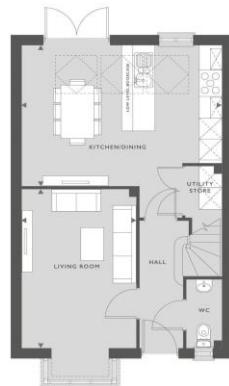
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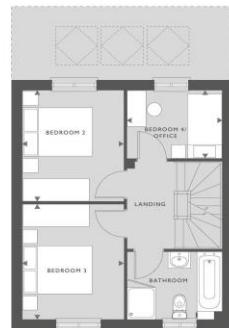


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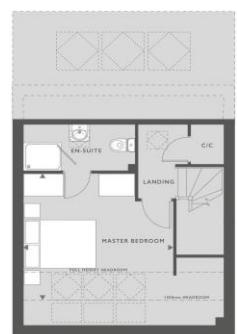
#### GROUND FLOOR

KITCHEN/DINING	5.34M X 4.02M	17'5" X 13'2"
LIVING ROOM	3.08M X 4.52M	10'1" X 14'8"



#### FIRST FLOOR

BEDROOM 2	2.73M X 3.28M	9' X 10'8"
BEDROOM 3	2.73M X 3.17M	9' X 10'4"
BEDROOM 4/OFFICE	2.53M X 1.93M	8'3" X 6'3"



#### SECOND FLOOR

MASTER BEDROOM	4.04M X 3.54M	13'3" X 11'6"
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Skylight windows  
C/C = Cylinder cupboard  
■ SVP



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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**