



**22, Vernon Road,
Bilston, WV14 7HA**

£180,000



A well maintained semi-detached property providing family accommodation and offered for sale with no upward chain. This delightful three bedroom home is situated in a popular residential area and benefits from central heating, double glazing and a private rear garden. Further features to this spacious property include: a generous size living room with gas fire, fitted dining kitchen, downstairs WC, first floor modern wet room and three bedrooms. The property is tastefully decorated and ready to move into. A range of amenities including shops, schools and public transport services are close to hand. Council Tax Band A. Energy Rating D Tenure FREEHOLD.

Approach By way of pathway past lawn fore-garden.

Reception Hall Central heating radiator and double glazed window.

Living Room 15' 2" x 11' 11" (4.62m x 3.63m) Gas fire with fire-place, central heating radiator, double glazed window and under stairs storage cupboard.

Kitchen Diner 15' 3" x 9' 3" (4.64m x 2.82m) 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, central heating radiator, two double glazed windows and door leading out.

Lobby Door to rear garden and W.C.

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

Landing Central heating radiator, double glazed window and loft hatch for access.

Bedroom One 12' 0" x 8' 10" (3.65m x 2.69m) Central heating radiator, double glazed window and original fireplace.

Bedroom Two 12' 5" x 8' 1" (3.78m x 2.46m) Double glazed window.

Bedroom Three 9' 0" x 6' 11" (2.74m x 2.11m) Double glazed window.

Wet Room 8' 0" x 5' 11" (2.44m x 1.80m) Having 'White' suite comprising: shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard housing combination boiler, central heating radiator 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. Garden shed and gated side access.





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: A

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.

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.

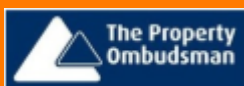




47 Church Street
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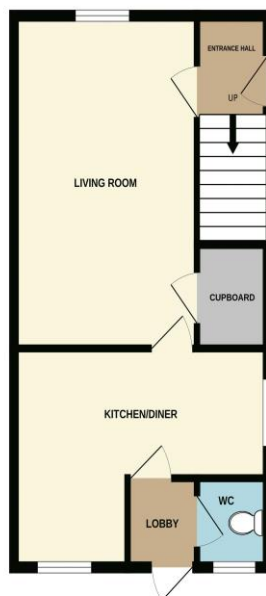
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bilston@skitts.net



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		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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