



**Broad Lanes,
Bilston, WV14 0RY**

£159,950



A deceptively spacious two bedroom semi-detached property offered for sale with no upward chain. With local amenities to hand, this home would be an ideal purchase for a first time buyer and must be seen to be appreciated. The property benefits from two good sized bedrooms, two reception rooms, an updated kitchen, stylish ground floor shower room and a private garden to the rear. Energy Rating - TBC Council Tax Band - A Tenure - FREEHOLD

Buyer Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

Approach By way of block paved driveway providing off road parking.

Living Room 14' 1" max x 12' 0" max (4.29m max x 3.65m max) Having feature fire-place with marble type surround and hearth, central heating radiator and double glazed bay window.

Dining Room 12' 4" x 12' 0" (3.76m x 3.65m) Having central heating radiator and double glazed French door to rear garden.

Lobby Having vertical central heating radiator and double glazed door to rear garden.

Kitchen 15' 9" max x 6' 7" (4.80m max x 2.01m) Having inset stainless steel composite type sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood, range of fitted wall cupboards, double glazed window and flush ceiling spotlights.

Utility Area Having a wall mounted combination boiler and plumbing for washing machine.

Shower Room (Ground Floor) 8' 4" x 7' 4" (2.54m x 2.23m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC, ceramic wall and floor tiling, extractor fan, chrome heated towel rail, double glazed window and flush ceiling spotlights.

Landing

Bedroom One 11' 9" max x 11' 8" (3.58m max x 3.55m) Having central heating radiator and double glazed window.

Bedroom Two 12' 4" x 11' 9" max (3.76m x 3.58m max) Having central heating radiator, double glazed window and storage cupboard.

Rear Garden Enclosed from neighbouring properties, paved patio area, cold water tap, lawn area, numerous flowers and flowering shrubs, power points 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: A

EPC Rating:

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.

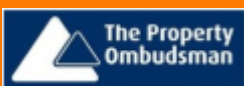




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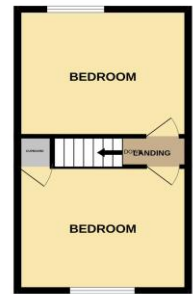
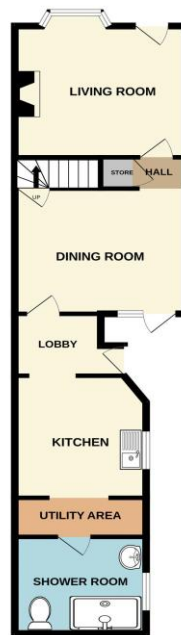
01902 353 578

bilston@skitts.net



GROUND FLOOR

1ST FLOOR



While 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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

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