

for sale

offers in the region of

**£350,000** Freehold



**Seagull Bay Drive Coseley Bilston WV14 8AL**

\*A MODERNISED four-bedroom DETACHED family home set in a quiet CUL-DE-SAC. The property features a SPACIOUS LAYOUT including a downstairs WC, large kitchen/diner and EN-SUITE to the master bedroom. Conveniently located close to LOCAL AMENITIES, well-regarded schools, and excellent transport links.\*

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# Property Details

## Porch

Leading into Hallway

## Hallway

Stairs to first floor; Doors to Living Room, Dining Room and Kitchen; Central heated radiator

## Living Room 14' 6" x 11' 4" ( 4.42m x 3.45m )

Double glazed bay window to front aspect; Fireplace feature with surround; Central heated radiator; Carpet

## Dining Room 13' x 7' 5" ( 3.96m x 2.26m )

Double glazed window to front aspect; Central heated radiator; Laminate flooring

## Kitchen 10' 8" x 19' 1" ( 3.25m x 5.82m )

Double glazed windows to rear aspect; Utility area with door to Garden; French doors to Garden; Modern fitted base units with plenty of storage; Integrated double oven; Worktop mounted hob with splashback and extractor fan; Space for white goods including integrated Dishwasherr; Door to WC; Tiled flooring, Central Heated underflooring across kitchen and Utility Area. Pantry area, including an integrated fridge-freezer and 3 full-

height pantry cupboards

## Downstairs W.C

Double glazed window to side aspect; Vanity unit with basin; Toilet; Tiled flooring; Partially tiled walls; Central heated towel radiator

## Hallway

Double glazed window to side aspect; Storage cupboard; Access to Bedrooms and Bathroom

## Bedroom One 13' 5" x 12' 2" ( 4.09m x 3.71m )

Master Bedroom; Double glazed window to front aspect; Door to En-suite

## En-Suite

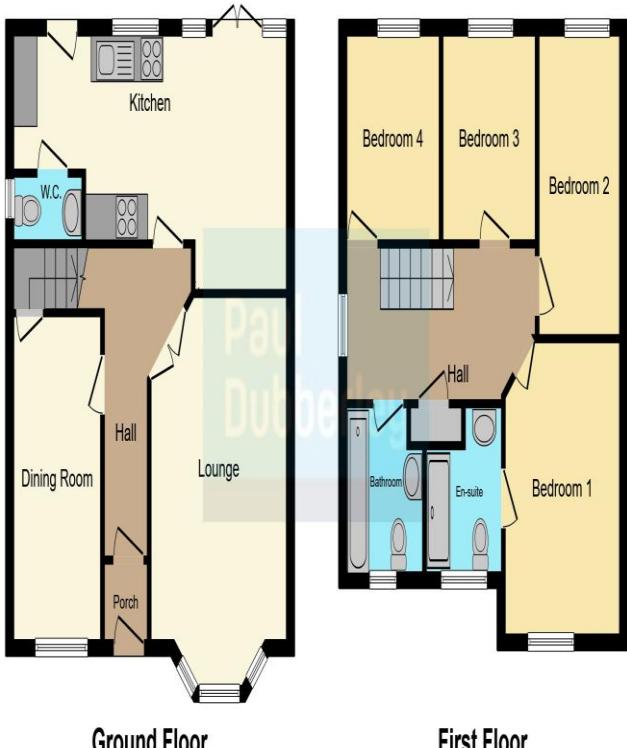
Double glazed window to front aspect; Fully tiled shower area; Toilet; Built in cupboards with basin;

## Bedroom Two 13' x 8' 6" ( 3.96m x 2.59m )

Double glazed window to rear aspect;

## Bedroom Three 8' 9" x 7' 8" ( 2.67m x 2.34m )

Double glazed window to rear aspect;



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**69 Church Street**  
**BILSTON WV14 0AX**

Property Ref: PBI104594 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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