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&L

31 Hinchliffe Avenue

Coseley | WV14 9PQ | Offers In The Region Of £190,000

ROYSTON  
& LUND

- TWO BED END OF TERRACE
- KITCHEN DINER
- UPSTAIRS FAMILY BATHROOM
- BLOCK PAVED DRIVEWAY
- NO ONWARD CHAIN
- LOUNGW
- DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- FREEHOLD
- IDEAL FOR FIRT TIME BUYERS OR SMALL FAMILIES ALIKE





Welcome to this charming end terrace house located on Hinchliffe Avenue in the vibrant area of Bilston. This delightful property, built in 1980, making it an ideal home for small families or first-time buyers.

As you enter the house, you are greeted by a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout of the home is practical and functional, ensuring that every corner is utilised effectively.

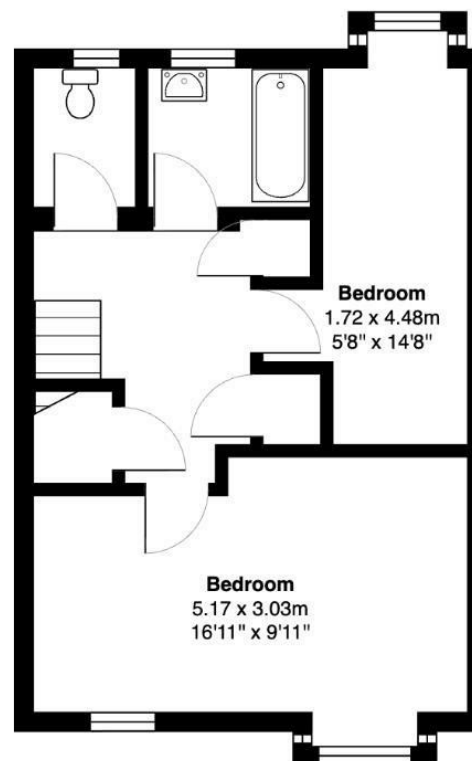
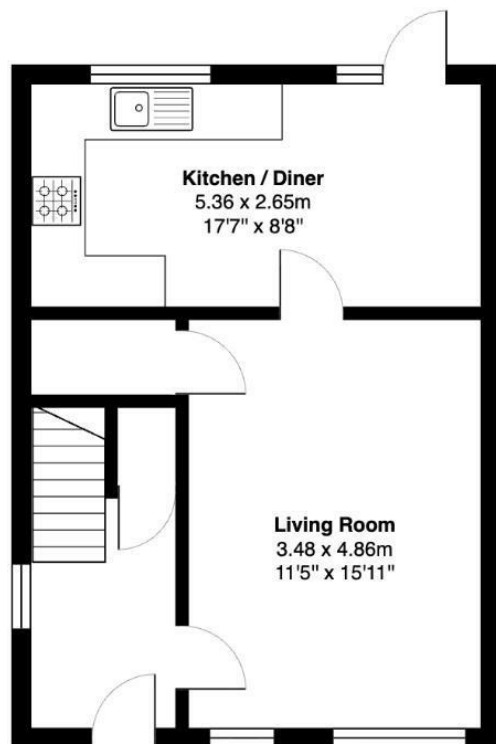
The property boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both adults and children alike.

The bathroom is conveniently located and features essential amenities, ensuring comfort and convenience for daily routines.

Situated in Coseley, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to public transport links that make commuting to nearby towns and cities a breeze.

This end terrace house on Hinchliffe Avenue presents an excellent opportunity for those seeking a cosy and well-located home. With its appealing features and practical layout, it is sure to attract interest. Do not miss the chance to make this lovely property your own.





Total Area: 80.8 m<sup>2</sup> ... 870 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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