

for sale

offers over **£225,000** Freehold



## Galbraith Close Bilston WV14 8HX

\*A modernised three-bedroom semi-detached home in a quiet cul-de-sac, close to Coseley Station (0.4 miles), local shops including One Stop and JJS Mann Retail, and schools such as Wallbrook Primary and Christ Church CofE.\*



# Property Details

## Agent Notes

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer

## Entrance Hallway

Double glazed windows to side aspect; Central heated radiator; Door to lounge; Stairs to first floor

## Lounge 13' x 9' 10" ( 3.96m x 3.00m )

Double glazed window to front aspect; Central heated radiator; Doors to kitchen and hallway

## Kitchen 14' 3" x 12' 2" ( 4.34m x 3.71m )

Double glazed window to rear aspect; Central heated radiator; Wall and base units; Space for appliances; Integrated oven; Worktop mounted hob; Extractor fan; Space for dining table; Doors to lobby, lounge and storage cupboard

## Lobby

Door to downstairs toilet and garden

## Downstairs W.C

Toilet; Partially tiled

## Landing

Double glazed window to side aspect; Doors to bedrooms and bathroom

## Bedroom One 13' x 9' 8" ( 3.96m x 2.95m )

Double glazed window to front aspect; Central heated radiator; Storage cupboard

## Bedroom Two 11' 5" x 9' 3" ( 3.48m x 2.82m )

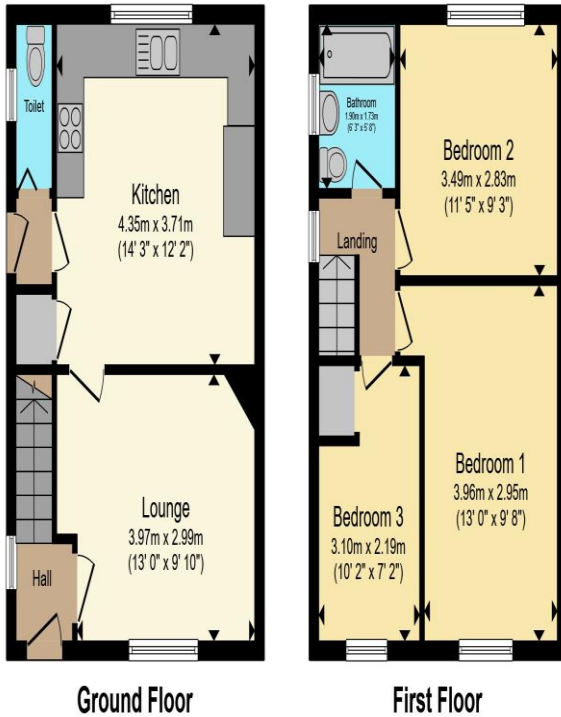
Double glazed window to rear aspect; Central heated radiator

## Bedroom Three 10' 2" x 7' 2" ( 3.10m x 2.18m )

Double glazed window to front aspect; Central heated radiator; Storage cupboard

## Bathroom

Double glazed window to side aspect; Central heated radiator; Shower over bath; Toilet; Basin with storage; Tiled flooring and walls



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104761 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 73.3 m<sup>2</sup> (789 sq.ft.) approx

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. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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