

17, Chad Road, Bramford Estate, Coseley,

Bilston, WV14 9TF

Taylors

Offers in the Region of

£299,950

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

IMPRESSIVE EXTENDED SEMI-DETACHED FAMILY HOME ON SOUGHT-AFTER BRAMFORD ESTATE! Enviably positioned on the ever-popular Bramford Estate, this attractive and deceptively spacious semi-detached family home offers generous and versatile accommodation, ideally situated within easy reach of useful local amenities, excellent transport links and highly regarded schools. Beautifully presented and maintained throughout, the property benefits from central heating and double glazing, with the well-planned accommodation briefly comprising: reception hall, spacious open-plan lounge/diner, stunning breakfast kitchen with useful storage cupboard housing utility facilities, cosy snug overlooking the rear garden and guest WC. The first-floor landing leads to THREE BEDROOMS and a modern shower room. Externally, the property enjoys an enclosed rear garden featuring a superb summerhouse, currently utilised as a bar and entertaining space, together with the potential for gated driveway parking to the fore. A FANTASTIC FAMILY HOME offering spacious, stylish and versatile living in a highly desirable location – early viewing is highly recommended!

Council Tax - C EPC - TBA Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Reception Hall with understairs storage.

Lounge Diner - 5.23m x 4.7m max (17'2" x 15'5" max)

L-Shaped Breakfast Kitchen - 6.27m x 5.49m max (20'7" x 18'0" max) with pantry housing utilities.

Snug - 3.1m x 2.46m (10'2" x 8'1")

Guest WC - 1.45m x 0.89m (4'9" x 2'11")

First Floor Landing

Bedroom - 3.96m max x 3.07m (13'0" max x 10'1") with fitted wardrobes.

Bedroom - 3.84m max x 3.07m (12'7" max x 10'1") with fitted wardrobes.

Bedroom - 2.64m x 2.03m max (8'8" x 6'8" max) with fitted wardrobes.

Shower Room - 2.84m max x 2.41m (9'4" max x 7'11") with overstairs storage.

Enclosed Rear Garden with summerhouse.

Summerhouse - 3.71m x 3.71m max (12'2" x 12'2" max) with eletrics
(currently used as a bar).

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Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

- HIGHLY SOUGHT AFTER BRAMFORD ESTATE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- EARLY VIEWING RECOMMENDED
- STUNNING BREAKFAST KITCHEN
- BRIGHT LOUNGE DINER LEADING INTO SNUG AREA OVERLOOKING GARDEN
- CLOSE TO USEFUL AMENITIES & WELL REGARDED SCHOOLS

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