Eachus Road, Coseley

WV14 8JB

Taylors

Offers in the Region of

£179,950

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

HUGE POTENTIAL! DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME situated in a popular COSELEY neighbourhood, ideally positioned within easy reach of Coseley Train Station, local shops, schools, and a wide range of everyday amenities. Offering excellent scope for modernisation and improvement, this is an ideal opportunity for first-time buyers, growing families, or investors looking to create a fantastic home.

Benefiting from gas central heating and part double glazing, the generously proportioned accommodation briefly comprises a welcoming entrance hall, spacious lounge, separate dining room, kitchen, and side hallway with access to a convenient guest WC. To the first floor are THREE WELL-PROPORTIONED BEDROOMS and a family bathroom. Externally, the property enjoys an enclosed rear garden, ideal for families and outdoor entertaining, together with gardens to the front.

Offering generous living accommodation, enormous potential, and a convenient location close to excellent transport links, this property presents a fantastic opportunity to create a wonderful family home. Early viewing is highly recommended.

Council Tax - A EPC - TBA Tenure - We are advised, Freehold.
Construction: Brick with a pitched interlocking tile roof with flat roof section. 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.

Entrance Hall
Lounge - 4.32m max x 3m (14'2" max x 9'10") (not square)
Dining Room - 4.27m max x 3.73m (14'0" max x 12'3")
Kitchen - 3.07m x 2.18m (10'1" x 7'2")
Side Hall with access to guest WC.
Guest WC - 1.55m x 0.89m (5'1" x 2'11") housing boiler.
First Floor Landing
Bedroom - 3.99m x 3.02m max (13'1" x 9'11" max) with built in storage.
Bedroom - 3.51m max x 2.79m (11'6" max x 9'2")
Bedroom - 3.05m x 2.21m (10'0" x 7'3") with overstairs st
Bathroom - 1.85m x 1.7m (6'1" x 5'7")
Gardens To Fore
Enclosed Rear Garden with brick storage.

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Council Tax Band: A

Property Type: Semi Detached House

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- HUGE POTENTIAL
- THREE BEDROOM SEMI DETACHED HOME
- EARLY VIEWING RECOMMENDED

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