

454, Birmingham New Road, Coseley,

Bilston, WV14 9QB

Taylors

Offers in the Region of

£230,000

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

SUPERB THREE BEDROOM SEMI-DETACHED FAMILY HOME ideally positioned within easy reach of Coseley Train Station, M6 Junction 10 motorway links and popular local schools. Offering deceptively spacious and versatile accommodation throughout, this well-proportioned property is offered for sale with NO UPWARD CHAIN!

The accommodation briefly comprises entrance porch, welcoming reception hall, spacious lounge, kitchen/diner, utility area, rear hall, first-floor landing, THREE GOOD-SIZED BEDROOMS and family bathroom. Externally, the property further benefits from an enclosed rear garden with brick-built outhouse, garage, driveway providing off-road parking and gardens to the fore.
EARLY VIEWING HIGHLY RECOMMENDED!

Council Tax - C EPC - TBA Tenure - 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 Porch

Reception Hall

Lounge - 4.37m x 3.81m max (14'4" x 12'6" max)

Kitchen Diner - 5.71m x 2.49m (18'9" x 8'2") with pantry & access to utility area.

Utility Area - 2.18m x 2.11m (7'2" x 6'11")

First Floor Landing with airing cupboard.

Bedroom - 3.51m x 3.15m max (11'6" x 10'4" max) with built in storage.

Bedroom - 3.45m x 3.02m (11'4" x 9'11")

Bedroom - 2.62m x 2.49m (8'7" x 8'2")

Bathroom - 2.13m x 1.83m (7'0" x 6'0")

Garage - 5.13m x 2.31m (16'10" x 7'7")

Enclosed Rear Garden

Garage - Store, Driveway To Fore

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Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

- NO UPWARD CHAIN
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DRIVEWAY & GARAGE
- EARLY VIEWING HIGHLY RECOMMENDED

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