



**Seagull Bay Drive, Coseley
Bilston, WV14 8AL**

£299,950

Situated on a modern development in an extremely popular residential area this immaculately presented detached property is offered for sale and must be seen to be appreciated.

This four bedroom, two bathroom family property has been maintained throughout to a particularly high standard and offers a quiet cul-de-sac location.

This stunning property benefits from central heating, double glazing, two reception rooms plus a conservatory, fitted kitchen plus utility, stylish family bathroom plus ensuite shower room (in process of re-fit), off road parking and garage. There is a low maintenance rear garden private and enclosed from neighbouring properties.

A particular highlight to this substantial family home is the delightful and quiet position at the head of a cul-de-sac. The property is tastefully decorated and offers spacious accommodation.

Approach By way of block paved driveway providing off road parking for three vehicles.

Reception Hall Having a central heating radiator and stairs off.

Living Room 16' 9" x 11' 3" (5.10m x 3.43m) Having coal effect gas fire with marble surround, hearth and fire-place, two wall light points, central heating radiator, double glazed bay window and double doors leading to dining room.

Dining Room 11' 6" x 8' 0" (3.50m x 2.44m) Having central heating radiator, double glazed windows and door to conservatory.

Conservatory 12' 6" x 9' 7" (3.81m x 2.92m) Having central heating radiator, ceramic floor tiles, ceiling light/fan, double glazed windows and doors to rear garden.

Kitchen 11' 2" x 8' 8" (3.40m x 2.64m) Having inset stainless steel sink with fitted base units and decorative laminate work tops. Built-in oven with four ring electric hob and cooker hood. Integrated refrigerator, freezer, dishwasher, wine cooler and microwave. Range of fitted wall cupboards with concealed lighting, ceramic wall and floor tiles, double glazed window, chrome heated towel rail and arch way to utility area.

Utility Having inset sink with fitted base units and decorative laminate work top. Wall cupboard, ceramic wall and floor tiles, plumbing for washing machine, wall mounted 'Worcester' combination boiler, double glazed window and door to rear garden.

WC Off: Having low flush WC, pedestal wash hand basin, ceramic wall and floor tiling, central heating radiator and double glazed window.

Landing Having airing cupboard, loft hatch for access to partially boarded loft area, central heating radiator and double glazed window.



Bedroom One 13' 6" x 11' 4" (4.11m x 3.45m) Having central heating radiator and double glazed window.

En-suite (in process of re-fit) 6' 6" x 6' 2" (1.98m x 1.88m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Fashionable grey radiator, double glazed window and flush ceiling spot lights (uncompleted).

Bedroom Two 12' 7" x 9' 2" (3.83m x 2.79m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 9' 0" x 7' 8" (2.74m x 2.34m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Four 9' 0" x 7' 2" (2.74m x 2.18m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 6' 8" x 6' 5" (2.03m x 1.95m) Having white suite comprising: Free standing bath with shower fitting, wash hand basin and low flush WC built into vanity unit. Ceramic wall tiling, laminate flooring, fashionable grey radiator, double glazed window and flush ceiling spot lights.

Rear Garden Enclosed and private from neighbouring properties, block paved patio areas, cold water tap and 2 gated side access points.

Garage 16' 7" x 8' 4" (5.05m x 2.54m) Having 'Up & Over' door, light and power points.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

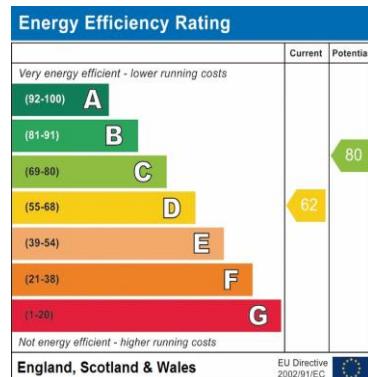
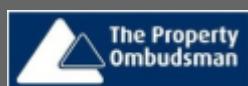




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SIGNED :

DATE: