

SKITTS

ESTATE AGENTS



**Broadmeadow Green,
Bilston, WV14 6EG**

£155,000

01902 353 578

We Value Your Home



A surprisingly spacious three bedroom semi detached property occupying a pleasant position in a popular residential area local to a range of amenities including shops, schools and public transport services.

This tastefully decorated family home benefits from central heating, uPVC double glazing and has been well maintained throughout with interior viewing is highly recommended.

The accommodation briefly comprises; entrance porch, entrance hall, living room, dining area, kitchen, utility room and ground floor W.C.

On the first floor are three bedrooms and a delightful bathroom. There is off road parking to the front and gardens to the side and rear.

Approach By way of driveway providing off road parking past lawn fore-garden.

Entrance Porch Having double glazed front door.

Entrance Hall Having central heating radiator.

Living Room 14' 8" x 13' 3" (4.47m x 4.04m) Having gas fire with marble type surround, hearth and fire-place. Two wall light points. central heating radiator, double glazed window, laminate flooring and archway to dining area.

Dining Room 10' 0" x 9' 4" (3.05m x 2.84m) Having central heating radiator, double glazed sliding patio doors to rear garden and laminate flooring.

Inner Hall Having storage cupboard, central heating radiator, ceramic floor tiling and utility off.

Kitchen 16' 4" x 8' 8" (4.97m x 2.64m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob and cooker hood. Range of fitted wall cupboards, central heating radiator, two double glazed windows and ceramic wall and floor tiles.

Utility Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Fitted wall cupboards, cupboard housing combination boiler, plumbing for washing machine, central heating radiator and double glazed window.

WC Off: Having low flush WC, wall mounted wash hand basin, ceramic floor tiling and central heating radiator.

Landing Having double glazed window and loft hatch for access by way of retractable ladder.

Bedroom One 13' 4" x 9' 7" (max) (4.06m x 2.92m (max)) Having range of fitted wardrobes with sliding doors, two double glazed windows and central heating radiator.

Bedroom Two 11' 4" x 9' 9" (3.45m x 2.97m) Having central heating radiator, double glazed window and laminate flooring.



Bedroom Three 10' 5" x 6' 7" (3.17m x 2.01m) Having fitted wardrobes, central heating radiator and laminate flooring.

Bathroom 7' 6" x 5' 7" (2.28m x 1.70m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-into vanity unit and low flush WC. Extractor fan, chrome heated towel rail, two double glazed windows, storage cupboard and laminate flooring.

Rear Garden Enclosed and private from neighbouring properties, patio area, cold water tap, lawn area, garden shed and gated side access.

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.

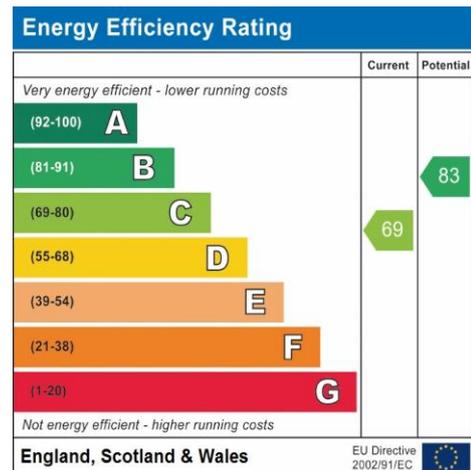




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: