



**Pemberton Road,  
Coseley, WV14 8YG**

**£190,000**



A prominently positioned mid terraced property with no upward chain, situated in a popular residential area offering three double bedrooms (including loft room), two reception rooms, modern kitchen and ground floor bathroom. Noteworthy features include: double glazing, majority central heating and well maintained rear garden. An early inspection is highly recommended. Energy Rating - C Council Tax Band - A Tenure - FREEHOLD

**Living Room** 11' 10" x 11' 2" (3.60m x 3.40m) Having gas coal fire, central heating radiator, double glazed window and under stairs storage cupboard.

**Dining Room** 12' 2" x 11' 10" (3.71m x 3.60m) Having central heating radiator, double glazed French doors to rear garden, laminate flooring and stairs off.

**Kitchen** 13' 5" x 6' 10" (4.09m x 2.08m) Having inset stainless steel sink top with fitted base units and timber work tops, built-in oven with 4 ring gas hob and cooker hood, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiling, double glazed window and wall mounted combination boiler.

**Ground Floor Bathroom** 6' 7" x 5' 6" (2.01m x 1.68m) Having panelled bath with shower fitting, wash hand basin built into vanity unit and low flush W.C. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail, double glazed window.

### Landing

**Bedroom One** 11' 11" x 11' 2" (3.63m x 3.40m) Having central heating radiator, double glazed window, laminate flooring.

**Bedroom Two** 11' 10" x 9' 6" (3.60m x 2.89m) Having central heating radiator, double glazed window and large storage cupboard.

**Bedroom Three (Loft Room)** 16' 1" x 11' 10" (4.90m x 3.60m) Having central heating radiator, two double glazed Velux windows.

**Rear Garden** Enclosed from neighbouring properties, paved patio area, cold water tap, gated side access, neat lawn area and decking area.





**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.

**Council Tax Band: A**

**EPC Rating: C**

**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.

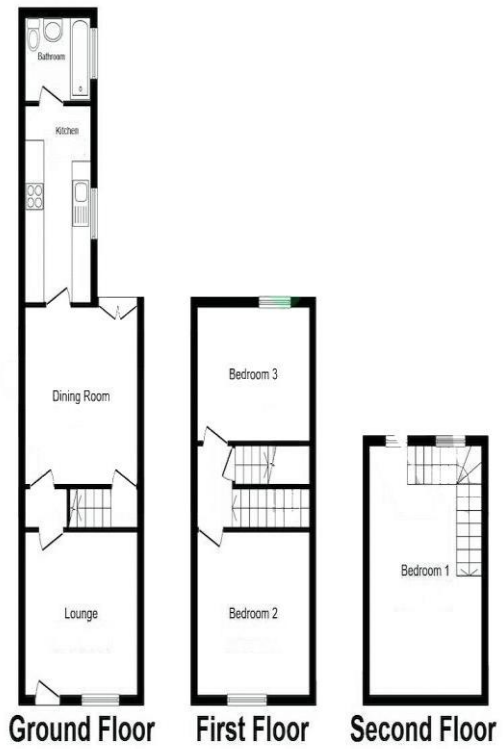
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





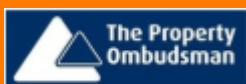
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**47 Church Street  
Bilston  
WV14 0AX**

**01902 353 578**

**[bilston@skitts.net](mailto:bilston@skitts.net)**



**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**