



**Attlee Crescent,
Bilston, WV14 8UE**

£165,000

A well maintained three bedroom semi-detached property with conservatory situated in a popular residential area and offered for sale with no upward chain.

This substantial and delightful family home benefits from allocation off road parking, central heating, double glazing, a good size lounge diner plus conservatory, fitted kitchen areas plus utility area, a useful downstairs WC and a pleasant rear garden.

The property is local to a range of amenities including shops, schools and public transport services.

Approach By way of allocated parking area and lawn fore-garden.

Entrance Porch Having double glazed front door.

Reception Hall Having storage cupboard, central heating radiator and stairs off.

Lounge/Diner 23' 9" x 12' 8" (7.23m x 3.86m) Having fitted gas fire with briquette surround, two central heating radiators, double glazed bay window and double glazed french doors to conservatory.

Kitchen Area 10' 1" x 6' 4" (3.07m x 1.93m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards and tall cupboards. Ceramic wall and floor tiles, central heating radiator and double glazed window.

Further Kitchen Off 14' 6" x 5' 7" (4.42m x 1.70m) Having 'Belling' range cooker with cooker hood, fitted work tops and base cupboards. Wall cupboards, tall cupboard, ceramic wall and flooring tiling, and plumbing for washing machine. Double glazed window and double glazed door leading out.

Utility Area Having ceramic floor tiles.

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

Conservatory 11' 6" x 10' 7" (3.50m x 3.22m) Having ceramic floor tiling, double glazed windows and door to rear garden.

Landing Having double glazed window and airing cupboard housing Worcester boiler.

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

Bedroom One 12' 8" x 9' 9" (3.86m x 2.97m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 4" x 10' 2" (3.45m x 3.10m) Having range of fitted wardrobes and storage cupboard. Central heating radiator and double glazed window.

Bedroom Three 9' 6" x 8' 1" (2.89m x 2.46m) Having fitted wardrobes, central heating radiator and double glazed window.



Shower Room 6' 2" x 5' 4" (1.88m x 1.62m) Having white suite comprising: Shower cubicle with shower fitting and pedestal wash hand basin. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, imprint patio area, could water tap and neat lawn area. Numerous flowers and flowering shrubs, 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: