



**Himley Close,
Bilston, WV14 0LL**

£230,000

An extremely well presented three bedroom family home with two bathrooms situated on a popular and modern development, local to amenities including shops, schools and public transport services.

This particularly delightful semi-detached property offers excellent accommodation that must be seen to be appreciated.

The property is well maintained throughout and tastefully decorated, benefiting from central heating, uPVC double glazing, a stylish dining kitchen with integrated appliances, useful downstairs WC, modern family bathroom plus ensuite shower room to bedroom one.

There is a pleasant garden to the rear with timber decking area and neat lawn area.

Approach By way of pathway leading to

Reception Hall Having composite front door, central heating radiator and under stairs storage cupboard.

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

Living Room 16' 4" x 10' 7" (4.97m x 3.22m) Having central heating radiator and double glazed window.

Dining Kitchen 17' 9" x 10' 2" (5.41m x 3.10m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Built-in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator, double glazed window and door leading out.

Landing Having central heating radiator, airing cupboard, storage cupboard and loft hatch for access to boarded loft.

Bedroom One 12' 0" x 9' 1" (3.65m x 2.77m) Having built-in wardrobes, central heating radiator and double glazed window.

En-suite Having shower cubicle with shower fitting, wash hand basin and low flush WC. Chrome heated towel rail, extractor fan and shaver point.

Bedroom Two 10' 2" x 10' 1" (3.10m x 3.07m) Having central heating radiator and double glazed window.

Bedroom Three 10' 6" x 7' 4" (3.20m x 2.23m) Having central heating radiator and double glazed window.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m) Having white suite comprising: panelled bath with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.

Rear Garden Having timber decking patio area and neat lawn area. Numerous flowers and flowering shrubs, cold water tap, 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.

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 Mortgage Brothers Ltd 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.

Mortgage Brothers Ltd 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.





**47 Church Street
Bilston
WV14 0AX**

01902 353 578

bilston@skitts.net



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR