



**Legge Lane,  
Bilston, WV14 8RQ**

**£225,000**



This particularly impressive and stylish detached family home presented throughout to an excellent standard situated in a popular residential area.

This extremely well maintained three bedroom property is tastefully decorated and benefits from numerous noteworthy features including a delightful 'L' shaped living room/diner with patio doors leading out.

Three good size bedrooms and a stunning family bathroom with separate bath and shower cubicle.

The property also benefits from central heating, double glazing, off road parking and a garage. There is a pleasant garden to the rear.

Conveniently local to a range of amenities including the metro system and within 2 miles of Wolverhampton City centre.

**Approach** By way of block paved driveway providing off road parking.

**Entrance Porch** Having double glazed front door and laminate flooring.

**Entrance Hall** Having central heating radiator, stairs off and laminate flooring.

**'L' Shaped Living Room/Diner** 19' 1"max x 15' 10"max (5.81m max x 4.82m max) Having electric fire with marble type surround, two central heating radiators, double glazed window and double glazed patio doors.

**Kitchen** 16' 9" x 8' 4"max (5.10m max x 2.54m max) Having inset composite type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles, central heating radiator, two double glazed windows and double glazed door leading out.

**Landing** Having double glazed window, hatch to roof space and airing cupboard housing 'Worcester' combination boiler.

**Bedroom One** 12' 9" x 10' 10" (3.88m x 3.30m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 4" x 10' 11" (3.45m x 3.32m) Having central heating radiator double glazed window and laminate flooring.

**Bedroom Three** 15' 0"max x 7' 7"max (4.57m max x 2.31m max) Having central heating radiator and double glazed window.

**Family Bathroom** 12' 7"max x 7' 7"max (3.83m max x 2.31m max) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit, bidet and low flush W.C. Ceramic wall tiling, central heating radiator, two double glazed windows and flush ceiling spot lights.

**Garage** 19' 10" x 7' 7" (6.04m x 2.31m) Having 'Up & Over' door, light and power points.







**Rear Garden** Enclosed from neighbouring properties, paved patio area, cold water tap, garden shed, gated side access, neat lawn area, numerous flowers and flowering shrubs.

**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.

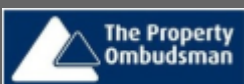




**47 Church Street  
Bilston  
WV14 0AX**

**01902 353 578**

**bilston@skitts.net**



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