



**Broadmoor Road,  
Bilston, WV14 0RN**

**£150,000**



Occupying a pleasant position in a popular residential area, this semi detached property has been well maintained throughout and is thought to be an ideal first time purchase.

The property benefits from central heating, double glazing, off road parking and the accommodation briefly comprises: reception hall, living room, kitchen, ground floor bathroom, two bedrooms, en-suite to main bedroom and a delightful rear garden.

A range of amenities are close to hand including shops, schools and public transport services plus Bilston Town centre is a short distance away.

**Approach** By way of tarmac driveway providing off road parking for 2 vehicles.

**Reception Hall** Having double glazed front door, laminate flooring and central heating radiator.

**Living Room** 21' 6" x 10' 9" (6.55m x 3.27m) Having coal effect gas fire with feature surround, hearth and feature timber fire-place. Two central heating radiators, double glazed window and timber floor covering.

**Dining Kitchen** 15' 8" x 13' 5" (4.77m x 4.09m) Having inset stainless steel sink top with fitted base units and laminate work tops. Built-in oven with five ring gas hob, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, flush ceiling spots, central heating radiator, double glazed windows, door leading out and laminate flooring.

**Ground Floor Bathroom** 10' 9" x 3' 7" (3.27m x 1.09m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

**Landing** Central heating radiator, double glazed window and loft hatch for access.

**Bedroom One** 12' 3" x 8' 2" (3.73m x 2.49m) Having built-in wardrobes with mirror sliding doors, flush ceiling spot lights, central heating radiator and double glazed window.

**En-Suite** Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Central heating, double glazed window, flush ceiling spot lights and extractor fan.

**Bedroom Two** 11' 2" x 7' 4" (3.40m x 2.23m) Having built-in wardrobes with mirror front sliding doors, flush ceiling spot lights, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, timber decking area, neat lawn area, cold water tap, garden shed, gated side access and brick built BBQ.





**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.

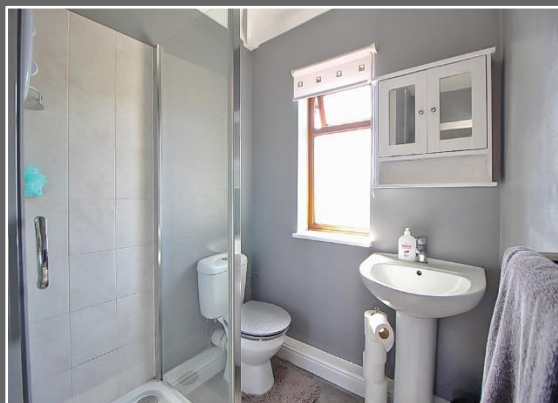
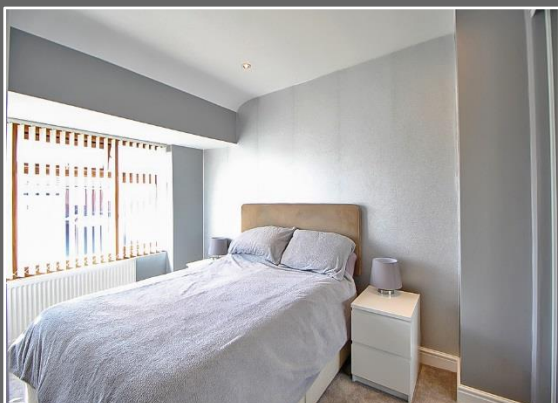
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.



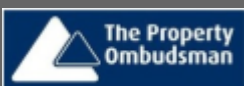




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SIGNED : .....

DATE: .....