



**Lunt Road, Bilston  
West Midlands, WV14 7BE**

**£135,000**



**Well presented traditional style three bedroom semi-detached house benefiting from double glazing, part central heating, refitted bathroom, modern breakfast kitchen and conservatory.**

**Approach** Double gates lead to off road parking and double glazed entrance door.

**Hall** Having central heating radiator and stairs off.

**Lounge** 14' 0"max x 12' 3" (4.26m max x 3.73m) Having laminate flooring, fire place with coal effect low air heater, double glazed window and central heating radiator.

**Breakfast Kitchen** 14' 10" x 7' 10" (4.52m x 2.39m) Having a range of modern base units with roll top work surfaces and matching wall cupboards, recessed single drainer sink unit, electric cooker point, washing machine plumbing point, ceramic tile splash backs, door off to under stairs store cupboard and flush ceiling spot lights.

**Conservatory** 10' 3" x 5' 8" (3.12m x 1.73m) Having an electrically operated 'Velux' roof light, double glazed windows, power points and double glazed door off to garden.

**First Floor Landing** Having double glazed window.

**Bedroom One** 11' 10" x 9' 3" (3.60m x 2.82m) Having double glazed window and central heating radiator.

**Bedroom Two** 11' 2" x 9' 5" (3.40m x 2.87m) Having double glazed window, central heating radiator and storage cupboard.

**Bedroom Three** 8' 2" x 8' 0" (2.49m x 2.44m) Having double glazed window.

**Refitted Bathroom** 6' 6" x 5' 6" (1.98m x 1.68m) Having a sparkling white suite including panelled in bath (mixer tap and shower head), vanity base with cupboard beneath, low flush W.C with hidden system, flush height ceramic tiled walls.

**Rear Garden** Enclosed and private from neighbouring properties, large paved patio area, useful outside W.C. and 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.

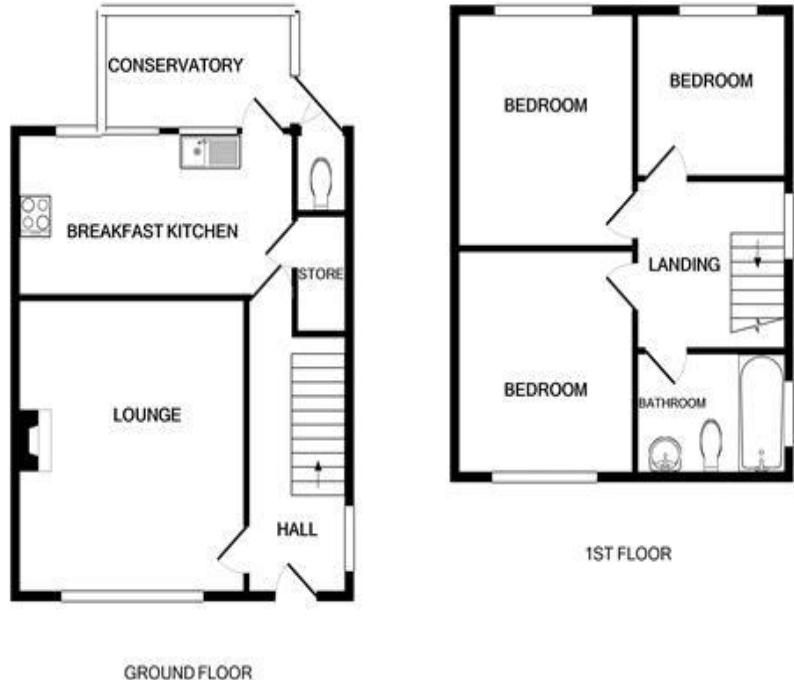




**47 Church Street  
Bilston  
WV14 0AX**

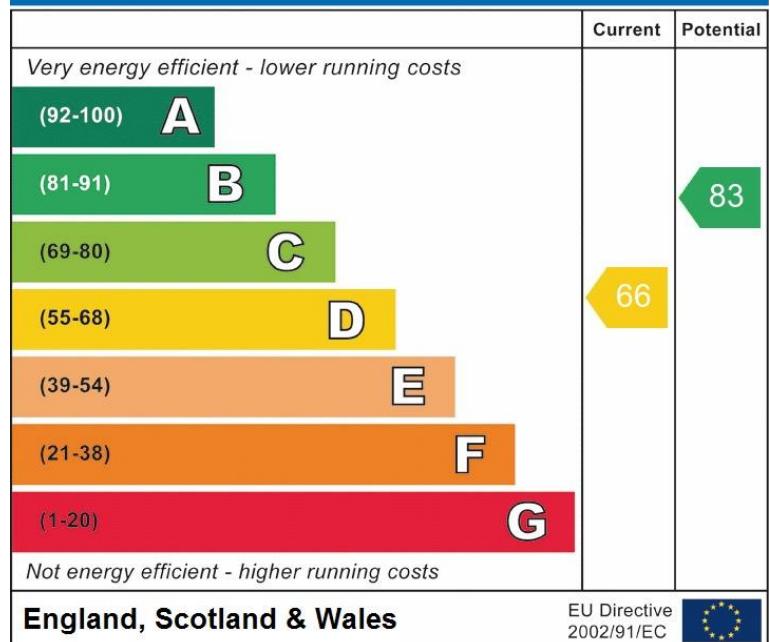
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating



### DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**