



**Prouds Lane,
Bilston, WV14 6QA**

Offers in Excess of £235,000

A RARE OPPORTUNITY TO PURCHASE A TRADITIONAL DETACHED FAMILY HOME WITH SUBSTANTIAL ACCOMMODATION, OFFERED FOR SALE WITH NO UPWARD CHAIN!

This impressive residence has been well maintained and is located in an extremely popular residential area local to a range of amenities.

The property benefits from three good size bedrooms, living room, kitchen plus utility area, downstairs WC, first floor bathroom, central heating, double glazing (where specified), off road parking, a garage and a delightful rear garden.

DO NOT DELAY, CALL SKITTS ESTATE AGENTS TODAY

Approach Having driveway providing off road parking past lawn fore-garden.

Entrance Porch Having single glazed windows.

Reception Hall Having original parquet flooring, central heating radiator and under stairs storage cupboard.

Living Room 18' 4" x 12' 3" (5.58m x 3.73m) Having coal effect gas fire with marble type surround, hearth and fire-place. Original parquet flooring, two wall lights points, two central heating radiators and two double glazed windows.

Kitchen 11' 6" x 10' 4" (3.50m x 3.15m) Having stainless steel sink top with fitted base units and decorative laminate work tops. Cast iron burner, ceramic wall tiles, central heating radiator and double glazed window.

Side Area Having storage cupboard, double glazed windows and WC off with low flush WC.

Utility Having inset stainless steel sink top with fitted base units, plumbing for washing machine, double glazed window and single glazed window.

Landing Having loft hatch for access.

'L' Shaped Bedroom One 18' 0" x 12' 1" (5.48m x 3.68m) Having two central heating radiators and two double glazed windows.

Bedroom Two 15' 0" x 12' 11" (4.57m x 3.93m) Having wash hand basin built into vanity unit, two central heating radiators and three double glazed windows.

Bedroom Three 13' 1" x 8' 8" (3.98m x 2.64m) Having fitted wardrobes, central heating radiator and double glazed window.

Family Bathroom 8' 0" x 7' 8" (2.44m x 2.34m) Having panelled bath with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, airing cupboard, central heating radiator and double glazed window.



Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area. Numerous flowers and flowering shrubs and garden shed.

Garage 18' 1" x 7' 9" (5.51m x 2.36m) Having single glazed window, light and power points.

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.





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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:

