



**Angela Place,  
Bilston, WV14 6ND**

**£189,950**



Occupying a quiet cul-de-sac position in an extremely popular residential area, this three bedroom semi-detached property is situated close to a range of amenities and a short distance from Bilston Town centre, ideal for shops, schools and public transport services.

Offered for sale with no upward chain, the accommodation briefly comprises: - entrance porch, entrance hall, living room, dining room, kitchen, lean to and garage.

The first floor provides three bedrooms and a bathroom. There is a good size garden to the rear and off road parking to the front.

**Approach** By way of paved driveway providing off road parking past lawn fore-garden.

**Entrance Porch** Having double glazed windows and double glazed door.

**Entrance Hall** Having central heating radiator, stairs off and under stairs storage.

**Living Room** 14' 7" into bay x 11' 10" (4.44m into bay x 3.60m) Having central heating radiator, double glazed bay window and electric fire with briquette type surround, hearth and fire-place.

**Dining Room** 12' 4" x 11' 2" (3.76m x 3.40m) Having central heating radiator, double glazed sliding patio doors and coal effect gas fire, hearth and fire-place.

**Kitchen** 13' 9" x 7' 1" (4.19m x 2.16m) Having inset stainless steel 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, three double glazed windows and double glazed door to lean to.

**Lean To** 9' 4" x 7' 6" (2.84m x 2.28m) Having double glazed windows and two double glazed doors.

**Landing** Having double glazed window and storage cupboard.

**Bedroom One** 12' 5" x 11' 1" (3.78m x 3.38m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 5" x 11' 3" into wardrobe (3.48m x 3.43m into wardrobe) Having central heating radiator, double glazed window and built-in wardrobes.

**Bedroom Three** 8' 3" x 7' 3" (2.51m x 2.21m) Having central heating radiator and double glazed window.

**Bathroom** 7' 2" x 6' 1" (2.18m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall tiling, central heating radiator, double glazed window, airing cupboard housing 'Worcester' combination boiler and hatch to roof space.







**Rear Garden** Enclosed and private from neighbouring properties, paved patio area and cold water tap. Steps down to neat lawn area, numerous flowers and flowering shrubs, garden shed and feature pond.

**Garage** 15' 8" x 7' 4" (4.77m x 2.23m) Having two doors, 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.





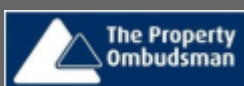
Where every attempt has been made to ensure the accuracy of the foregoing particulars, the undersigned accept no responsibility for any error or omission in this statement. The plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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