



**Bradley Lane,  
Bilston, WV14 8EN**

**£185,000**

**A well maintained three bedroom semi-detached family home situated in a popular residential area.**

**This spacious residence benefits from double glazing, majority central heating, off road parking and a pleasant garden to the rear with carport.**

**The accommodation briefly comprises: entrance porch, entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and bathroom.**

**Energy Rating - D Council Tax Band - B Tenure - FREEHOLD**

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

**Entrance Porch** Having double glazed windows.

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

**Living Room** 13' 2" x 12' 5" *into bay* (4.01m x 3.78m *into bay*) Having gas fire with surround and double glazed bay window.

**Dining Room** 10' 10" x 9' 10" (3.30m x 2.99m) Having central heating radiator and double glazed sliding doors to rear garden.

**Kitchen** 8' 5" x 6' 6" (2.56m x 1.98m) Having inset stainless steel sink top with fitted base units and decorative laminate work top, plumbing for washing machine, fitted wall cupboards, wall mounted boiler, ceramic wall and floor tiling, double glazed window, under stairs storage cupboard and door to rear garden.

**Landing** Having double glazed window and hatch to roof space.

**Bedroom One** 13' 7" *max* x 12' 5" *into bay* (4.14m *max* x 3.78m *into bay*) Having central heating radiator and double glazed bay window.

**Bedroom Two** 13' 7" *max* x 9' 11" (4.14m *max* x 3.02m) Having central heating radiator, double glazed window and built-in wardrobe.

**Bedroom Three** 8' 5" x 6' 7" (2.56m x 2.01m) Having double glazed window and storage cupboard.

**Bathroom** 6' 8" x 5' 9" (2.03m x 1.75m) Having panelled bath with shower fitting, wash hand basin built into vanity unit and low flush W.C. Ceramic wall tiling, central heating radiator, double glazed window and airing cupboard housing hot water tank.

**Rear Garden** Enclosed from neighbouring properties, carport, paved patio area, cold water tap, two garden sheds, greenhouse, 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.

**COUNCIL TAX BAND:** B

**EPC RATING:** D

**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 The Finance Family to act 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.

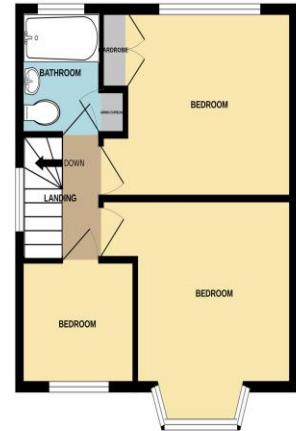
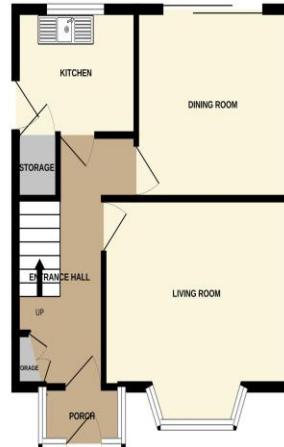
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



GROUND FLOOR

1ST FLOOR



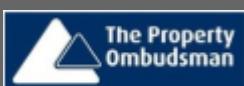
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