



**Park Meadow Avenue,  
Bilston, WV14 6HA**

**£185,000**

**A spacious three bedroom semi-detached property occupying a pleasant position in a popular residential area local to a range of amenities including shops, schools and public transport services.**



**This family home benefits from majority central heating, double glazing and has been well maintained throughout. The accommodation briefly comprises; entrance hall, living room, kitchen/diner, sun room and utility area/outbuilding including stores and ground floor W.C.**

**To the first floor are three bedrooms and a delightful bathroom. There is off road parking to the front elevation and a pleasant garden to the rear.**

**Approach** By way of part block paved driveway providing off road parking.

**Entrance Hall** Having central heating radiator, double glazed window and stairs off.

**Living Room** 15' 1"max x 11' 0"max (4.59m max x 3.35m max) Having central heating radiator and double glazed window.

**Kitchen/Diner** 18' 5"max x 11' 10"max (5.61m max x 3.60m max) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboards, ceramic wall tiling, central heating radiator, double glazed window, double glazed sliding doors to sun room and double glazed door to utility area/outbuilding.

**Sun Room** 10' 1" x 8' 3" (3.07m x 2.51m) Having Perspex windows and door to rear garden.

**Utility Area/Outbuilding** 17' 6"max x 12' 4"max (5.33m max x 3.76m max) Having partition walls to three areas, including plumbing for washing machine, two double glazed windows, double glazed door to front elevation and double glazed door to rear garden.

**W.C. Off** Having low flush W.C. and double glazed window.

**Landing** Having central heating radiator, double glazed window and hatch to roof space.

**Bedroom One** 11' 4"max x 11' 1"max (3.45m max x 3.38m max) Having central heating radiator and double glazed window.

**Bedroom Two** 10' 0"max x 9' 6"max (3.05m max x 2.89m max) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 2" x 6' 5" (2.18m x 1.95m) Having central heating radiator, double glazed window and storage cupboard housing combination boiler.

**Bathroom** 6' 7"max x 5' 5"max (2.01m max x 1.65m max) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush W.C. with storage above. Ceramic wall tiling, double glazed window and wall mounted electric heater.



**Rear Garden** Enclosed from neighbouring properties, decking area, cold water tap, two garden sheds, neat lawn area and numerous 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: A**

**EPC RATING: C**

**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.

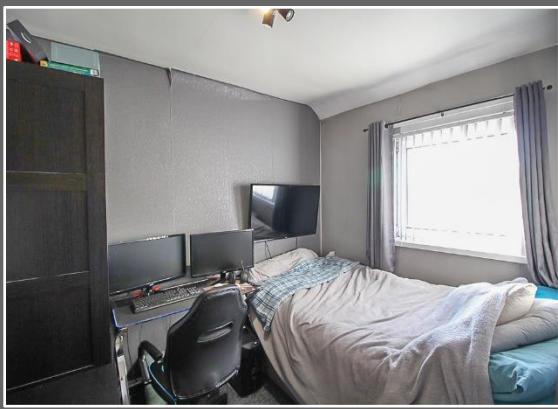
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

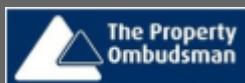




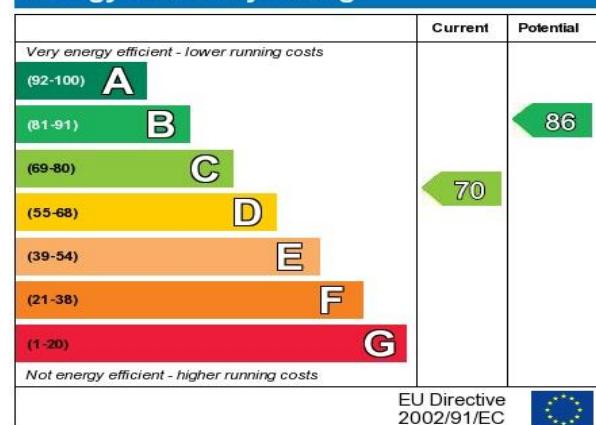
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#### Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**