



**Willingworth Close, Sedgemoor Park
Bilston, WV14 9YQ**

£270,000



AN OUTSTANDING DETACHED FAMILY HOME FOR SALE WITH NO UPWARD CHAIN, SITUATED ON THE EVER POPULAR SEDGEMOOR PARK! This impressive four bedroom, two bathroom residence offers extended and spacious accommodation, has been well maintained and benefits from central heating, double glazing, two reception rooms plus conservatory, off road parking plus garage, a delightful kitchen plus utility and a downstairs WC. There is an impressive garden to the rear. This well presented property is conveniently located close to local schools, shops, and transport links and must be seen to be appreciated.

Entrance Porch Having double glazed door.

Reception Hall Having double glazed front door and central heating radiator.

Living Room 16' 3" x 13' 1" (4.95m x 3.98m) Having briquette fireplace, two central heating radiators and double glazed bay window.

Extended Dining Room 23' 4" x 9' 6" (7.11m x 2.89m) Having two central heating radiators, double glazed window, laminate flooring and double glazed sliding patio doors to conservatory.

Conservatory 14' 5" x 10' 1" (4.39m x 3.07m) Having laminate flooring, double glazed windows and double glazed doors to rear garden.

Kitchen 10' 0" x 9' 4" (3.05m x 2.84m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Built-in oven with four ring gas hob and cooker hood. Ceramic wall tiles, central heating radiator, double glazed window and laminate flooring.

Utility Having fitted work top, plumbing for washing machine, wall cupboard and wall mounted 'Worcester' combination boiler. Central heating radiator and double glazed window.

WC off: Having low flush WC, wall mounted wash hand basin, central heating radiator and double glazed window.

Landing Having airing cupboard.

Bedroom One 13' 2" x 9' 9" (4.01m x 2.97m) Having built in wardrobes, central heating radiator and two double glazed windows.

En-suite Having shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, central heating radiator and double glazed window.

Bedroom Two 9' 6" x 9' 3" (2.89m x 2.82m) Having built-in wardrobe, central heating radiator and double glazed window.

Bedroom Three 9' 2" x 7' 9" (2.79m x 2.36m) Having central heating radiator and double glazed window.

Bedroom Four 8' 3" x 7' 3" (2.51m x 2.21m) Having built-in wardrobe, central heating radiator and double glazed window.



Bathroom 6' 6" x 5' 9" (1.98m x 1.75m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Having paved patio area, neat lawn area, garden shed and gated side access.

Garage Having 'Up & Over' door.

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.

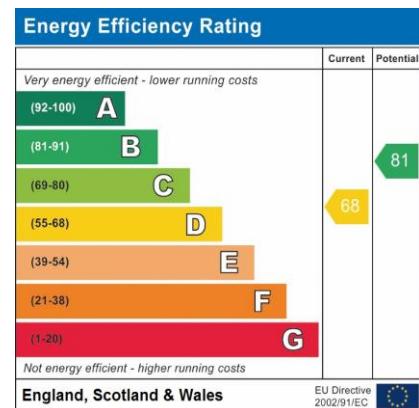
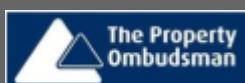




**47 Church Street
Bilston
WV14 0AX**

01902 353 578

bilston@skitts.net



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

SIGNED :

DATE: