



**Bunkers Hill Lane,
Bilston, WV14 6JU**

£334,950

An impressive and substantial detached four bedroom, two reception room and two bathroom family home.

This well presented residence offers family size accommodation, benefitting from central heating, majority double glazing, off road parking for numerous vehicles and a detached double garage.

The accommodation briefly comprises; entrance hall, living room, dining room, kitchen/diner, utility room, ground floor bedroom and ground floor shower room.

To the first floor there are three bedrooms and modern bathroom.

Outside there is ample off road parking to the front and a partially elevated garden to the rear with access to detached double garage.

Energy Rating - TBC Council Tax Band - C Tenure - FREEHOLD

Approach By way of concrete driveway providing off road parking for numerous vehicles.

Entrance Hall Having central heating radiator, two double glazed windows and stairs off.

Living Room 18' 0" into bay x 11' 1" max (5.48m into bay x 3.38m max) Having gas fire with surround, central heating radiator, double glazed window, double glazed bay window and double doors to kitchen/diner.

Sitting Room 14' 4" into bay x 13' 5" max (4.37m into bay x 4.09m max) Having central heating radiator, double glazed bay window and electric fire with surround.

Kitchen/Diner 27' 10" x 10' 2" max (8.48m x 3.10m max) Having inset composite type sink top with fitted base units and decorative laminate work tops. Built-in oven with 4 ring gas hob and cooker hood, range of fitted wall cupboards with under lighting, breakfast bar and under stairs storage cupboard. Ceramic floor tiling, central heating radiator, flush ceiling spot lights, double glazed window and double glazed French doors to rear garden.

'L' Shaped Utility Room 11' 5" max x 10' 5" max (3.48m max x 3.17m max) Having decorative laminate work top, fitted wall cupboards, cupboard housing combination boiler, plumbing for washing machine, central heating radiator, single glazed window, double glazed door to rear garden, ceramic floor tiles and door to bedroom.

Shower Room Off: 6' 9" x 5' 0" (2.06m x 1.52m) Having massaging shower cubicle, wash hand basin and low flush W.C. built into vanity unit. Ceramic wall and floor tiles, extractor fan and double glazed window.

Ground Floor Bedroom 10' 1" x 10' 1" max (3.07m x 3.07m max) Having double glazed window and central heating radiator.

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



Bedroom One 14' 8" max x 11' 0" max (4.47m max x 3.35m max)
Having central heating radiator and double glazed window.

Bedroom Two 10' 4" x 8' 7" (3.15m x 2.61m) Having central heating radiator and double glazed window.

Bedroom Three 7' 4" max x 6' 11" max (2.23m max x 2.11m max)
Having central heating radiator and double glazed window.

Bathroom 10' 2" x 5' 6" (3.10m x 1.68m) Having panelled bath with shower fitting, wash hand basin and low flush W.C. built into vanity unit. Ceramic wall and floor tiling, chrome heated towel rail, double glazed window and storage cupboard.

Rear Garden Enclosed from neighbouring properties, paved patio area, cold water tap, garden shed, gated side access, steps to lawn area, numerous flowers and flowering shrubs.

Detached Double Garage 20' 9" x 19' 4" (6.32m x 5.89m) Having two double doors and door to garden, lights 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.

COUNCIL TAX BAND: C

EPC RATING:

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.

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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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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