



**Hadley Road,
Bilston, WV14 6RP**

Offers in the Region Of £244,950



A recently refurbished, generously proportioned three bedroom semi-detached dormer bungalow that must be viewed to be fully appreciated, benefitting from brand new double glazing, central heating, off road parking and a pleasant rear garden. Situated in a popular residential area close to a range of amenities, this pleasant home briefly comprises; newly fitted breakfast kitchen, living room, hall with stairs off, two bedrooms and newly fitted family bathroom. To the first floor there is a master bedroom with a newly fitted en-suite shower room off. Energy Rating - TBC Council Tax Band - B Tenure - FREEHOLD

Approach By way of gravelled driveway providing off road parking.

Kitchen 13' 0" x 7' 8" (3.96m x 2.34m) Having composite front door, inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob and cooker hood, integrated refrigerator, freezer and washing machine. Range of fitted wall cupboards, central heating radiator, double glazed window, flush ceiling spot lights, breakfast bar, laminate flooring and opening to living room.

Living Room 14' 11" into bay x 11' 9" (4.54m into bay x 3.58m) Having central heating radiator, double glazed bay window, double glazed window, flush ceiling spot lights and laminate flooring.

Hall Having central heating radiator, double glazed door to side, flush ceiling spot lights, laminate flooring, stairs off and under stairs storage.

Bedroom Two (Ground Floor) 10' 7" x 9' 1" (3.22m x 2.77m) Having central heating radiator, double glazed French doors to rear garden, flush ceiling spot lights and laminate flooring.

Bedroom Three (Ground Floor) 8' 11" x 7' 8" (2.72m x 2.34m) Having central heating radiator, double glazed window and laminate flooring.

Family Bathroom (Ground Floor) 7' 8" x 6' 5" (2.34m x 1.95m) Having panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush W.C. Ceramic floor tiling, extractor fan, chrome heated towel rail, double glazed window and flush ceiling spot lights.

Bedroom One (First Floor) 24' 2" max x 19' 9" max (7.36m max x 6.02m max) Having central heating radiator, two double glazed windows, eves storage housing combination boiler and flush ceiling spot lights.

En-Suite Shower Room (First Floor) 7' 6" x 5' 9" (2.28m x 1.75m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush W.C. Chrome heated towel rail, double glazed Velux window and ceramic floor tiling.

Rear Garden Enclosed from neighbouring properties, having lawn area and decking.





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: TBC

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.

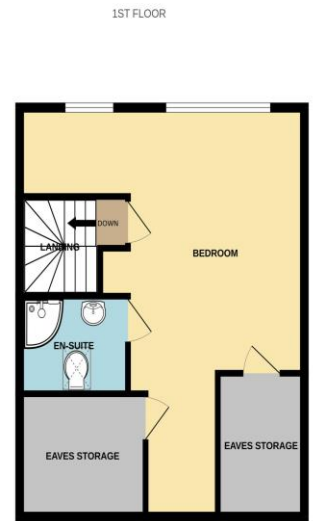
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.





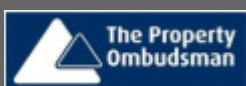
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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