

SKITTS

ESTATE AGENTS



**Raleigh Road,
Bilston, WV14 8ED**

£165,000

01902 353 578

We Value Your Home

A well maintained three bedroom semi-detached family home situated in a popular residential area offered for sale with no upward chain.



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

The accommodation briefly comprises: entrance hall, living room diner, kitchen and large side lobby. To the first floor there are three bedrooms and a bathroom.

Approach By way of block paved driveway providing off road parking last lawn fore-garden.

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

Lounge Diner 20' 4" x 13' 0" (6.19m x 3.96m) Having gas fire with brick type surround, two central heating radiators and two double glazed windows.

Kitchen 10' 0" x 9' 5" (3.05m x 2.87m) Having inset composite type sink top with fitted base units and decorative laminate work tops. Plumbing for washing machine, range of fitted wall cupboards, storage cupboard and breakfast bar. Ceramic wall and floor tiles, central heating radiator and double glazed windows.

Side Lobby 16' 3" x 7' 0" (4.95m x 2.13m) Having three double glazed windows, decorative laminate work top, fitted wall cupboards, double glazed door to front and double glazed door to rear garden.

Landing Having double glazed window to side, airing cupboard housing combination boiler, hatch to roof space.

Bedroom One 13' 2" x 10' 5" (4.01m x 3.17m) Having central heating radiator and double glazed window.

Bedroom Two 9' 11" x 9' 2" (3.02m x 2.79m) Having central heating radiator and two double glazed windows.

Bedroom Three 10' 5" x 6' 10" (3.17m x 2.08m) Having central heating radiator and double glazed window.

Bathroom 6' 1" x 6' 1" (1.85m x 1.85m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs and cold water tap.



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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR