



**Wolseley Road,  
Bilston, WV14 6RY**

**£239,999**



A stunning recently refurbished three bedroom semi-detached family home offered for sale with no upward chain.

Conveniently close to a range of amenities including shops, schools, public transport services, with Bilston Town centre a short distance away.

The accommodation briefly comprises: entrance porch, entrance hall, living room, kitchen/diner, ground floor W.C, three bedrooms and first floor bathroom.

There is a delightful garden to the rear and off road parking to front. The property also benefits from central heating and double glazing.

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

**Entrance Porch** Having double glazed door, double glazed windows and ceramic floor tiles.

**Entrance Hall** Having central heating radiator, stairs off and laminate flooring.

**Living Room** 12' 9" x 9' 11" (3.88m x 3.02m) Having central heating radiator, double glazed window and laminate flooring.

**Kitchen/Diner** 19' 9" x 14' 11" max (6.02m x 4.54m max) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 5 ring gas hob and cooker hood, plumbing for washing machine, range of fitted wall cupboards and cupboard housing 'Worcester' combination boiler. Ceramic wall and floor tiles, part laminate flooring, central heating radiator, double glazed window, double glazed French doors to rear garden and under stairs storage.

**Ground Floor Shower Room** 6' 4" x 2' 7" (1.93m x 0.79m) Having shower cubicle with shower fitting, low flush W.C. and wash hand basin built into vanity unit. Ceramic wall and floor tiling, heated hand towel rail, double glazed window and extractor fan.

**Landing** Having double glazed window and hatch to roof space.

**Bedroom One** 13' 3" x 9' 11" (4.04m x 3.02m) Having central heating radiator and double glazed window.

**Bedroom Two** 10' 2" x 8' 11" (3.10m x 2.72m) Having central heating radiator and double glazed window.

**Bedroom Three** 6' 9" x 6' 8" (2.06m x 2.03m) Having central heating radiator and double glazed window.

**Bathroom** 7' 1" x 5' 6" (2.16m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush W.C. Ceramic wall and floor tiling, heated hand towel rail, double glazed window, flush ceiling spot lights and extractor fan.

**Rear Garden** Enclosed from neighbouring properties, paved patio area, cold water tap, gated side access and neat lawn area.





**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.

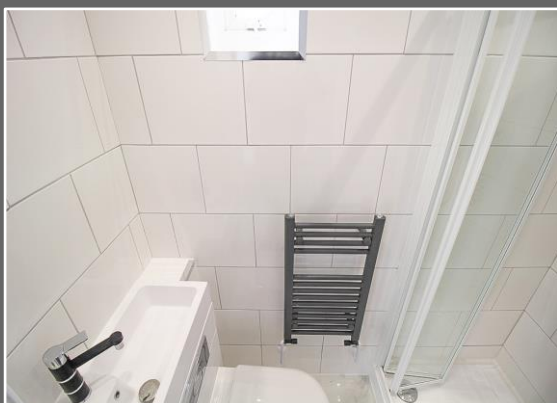
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.



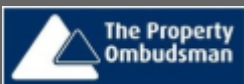




47 Church Street  
Bilston  
WV14 0AX

01902 353 578

bilston@skitts.net



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

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR