



**Bradley Lane,  
Bilston, WV14 8EW**

**£169,950**

Occupying a pleasant position in a popular residential area, this well presented semi detached property has been maintained to a good standard and is thought to be an ideal first time purchase or family residence.

The property is offered for sale with no upward chain and provides spacious accommodation briefly comprising: entrance porch, reception hall, living room, sitting room, kitchen, three bedrooms, shower room and a garage.

There is off road parking, a front garden and a delightful rear garden.

The property also benefits from central heating and double glazing. Mining report available upon request.

**Entrance Porch** Having double glazed sliding door.

**Reception Hall** Having central heating radiator.

**Living Room** 13' 3" x 12' 5" (4.04m x 3.78m) Having gas fire, central heating radiator, double glazed bay window and double doors to sitting room.

**Sitting Room** 20' 0" x 10' 6" (6.09m x 3.20m) Having two central heating radiators, double glazed window, double glazed sliding patio door to rear garden, electric fire with briquette surround, two wall light points and storage cupboard.

**Kitchen** 10' 9" x 9' 5" (3.27m x 2.87m) Having ceramic type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles, two double glazed windows and door leading out.

**Landing** Having double glazed window and loft hatch for access by way of retractable ladder.

**Bedroom One** 12' 5" x 11' 6" (3.78m x 3.50m) Having central heating radiator, double glazed window and a range of built-in wardrobes.

**Bedroom Two** 13' 8" x 9' 9" (4.16m x 2.97m) Having central heating radiator, double glazed window and built-in shower cubicle with shower fitting.

**Bedroom Three** 8' 9" x 6' 8" (2.66m x 2.03m) Having central heating radiator, double glazed window and built-in cupboard.

**Shower Room** 6' 9" x 6' 1" (2.06m x 1.85m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall and floor tiling, extractor fan, central heating radiator, double glazed window, flush ceiling spot lights and airing cupboard housing combination boiler.

**Garage** 16' 7" x 9' 8" (5.05m x 2.94m) Having remote controlled roller shutter door, light and power points.

**Rear Garden** Having paved patio area, cold water tap, meat lawn area, garden shed, numerous flowers and flowering shrubs.



**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.





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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

**SIGNED : .....**

**DATE: .....**

