



Flamborough Way, Coseley
Bilston, WV14 9UD

Offers in the Region Of £340,000



A particularly impressive family residence occupying a quiet and delightful position in a pleasant cul-de-sac in a popular residential area local to a range of amenities.

This outstanding detached property is extremely well presented throughout and offers excellent family accommodation that must be seen to be appreciated.

This spacious home has been improved in recent years and benefits from two reception rooms plus conservatory, fitted kitchen plus utility with integrated appliances, a larger than average bathroom with separate bath and shower cubicle plus ensuite shower room, delightful and private gardens to the side and to the rear.

The property also offers central heating, double glazing, off road parking and a garage.

INTERIOR VIEWING IS HIGHLY RECOMMENDED

Approach By way of block paved driveway providing off road parking past neat lawn area.

Entrance Porch Having double glazed doors and window.

Reception Hall Having double glazed front door, central heating radiator and ceramic floor tiling.

Living Room 16' 4" x 13' 2" (4.97m x 4.01m) Having coal effect gas fire with marble type surround, hearth and fireplace with feature lighting, central heating radiator, ceramic floor tiling, double glazed bay window and double glazed side window.

Dining Room 9' 9" x 8' 9" (2.97m x 2.66m) Having light fitting, central heating radiator, double glazed window and double glazed sliding patio doors to conservatory.

Kitchen 9' 5" x 9' 4" (2.87m x 2.84m) Having inset ceramic type sink top with fitted base units and granite work tops, Rangemaster 5 ring cooker with griddle, integrated refrigerator, range of fitted solid oak wall cupboards and pantry. Ceramic wall and floor tiles, central heating radiator and double glazed window.

Utility 6' 6" x 5' 5" (1.98m x 1.65m) Having fitted granite work top and base units with integrated dishwasher and washing machine, ceramic wall and floor tiling, central heating radiator, double glazed window and door to rear garden.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Conservatory 19' 4" x 8' 8" (5.89m x 2.64m) Having two wall light points, two central heating radiators, ceramic floor tiling, double glazed windows and double glazed patio doors to side garden.

Landing Having loft hatch for access and laminate flooring.





Bedroom One 16' 4" x 9' 8" (4.97m x 2.94m) Having range of fitted wardrobes, flush ceiling spot lights, central heating radiator, laminate flooring and two double glazed windows.

En-suite Shower Room Having shower fitting, wash hand basin and low flush WC built into vanity unit, ceramic wall and floor tiling, extractor fan, spot lights, chrome heated towel rail and double glazed window.

Bedroom Two 10' 2" x 9' 3" (3.10m x 2.82m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Three 9' 5" x 7' 2" (2.87m x 2.18m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bathroom 14' 7" x 7' 8" (4.44m x 2.34m) Having white suite comprising: panelled corner Jacuzzi bath with shower fitting, shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC and bidet. Ceramic wall tiling, extractor fan, chrome heated towel rail, storage cupboard with mirror fronted sliding doors, flush ceiling spot lights and two double glazed windows.

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

Side Garden Enclosed and private from neighbouring properties, paved patio areas, neat lawn area and fish pond. Numerous flowers and flowering shrubs, work shop and gated side access.

Garage 16' 7" x 8' 3" (5.05m x 2.51m) Having electric roller shutter door, cold water tap, light 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.

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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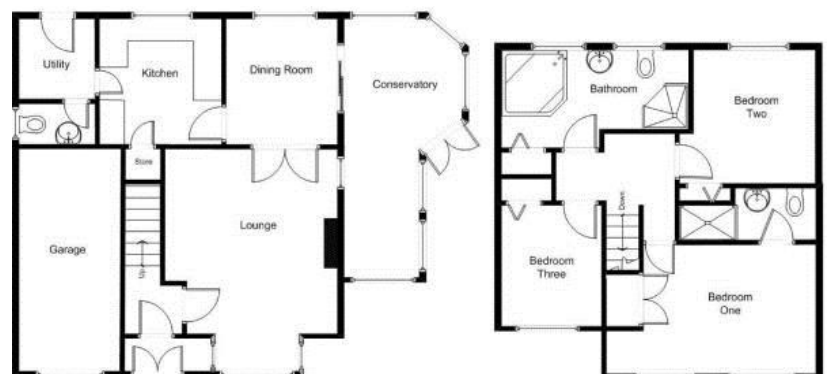
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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

15 Dudley Street
Sedgley
DY3 1SA
01902 686868
sedgley@skitts.net



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

SIGNED :

DATE: