



**Paul Street, Coseley
Bilston, WV14 9AJ**

£169,950



A delightful end terraced property ideal for a first time buyer, situated in an extremely popular residential area local to a range of amenities. This well maintained home offers from two good size bedrooms, two bathrooms, a spacious living room plus conservatory, dining kitchen, a useful downstairs WC and a low maintenance rear garden.

The property benefits from central heating, double glazing and ample off road parking. Interior viewing is highly recommended. There are two mine shafts within 20 metres of the property. One grouted by Dudley Council in 1972 and the other grouted under the supervision of Wardell Armstrong, Consultants for the Coal Authority in 2001.

Council Tax Band B. Energy Rating C. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Reception Hall Composite front door, laminate flooring and central heating radiator.

Downstairs WC Low flush WC, wash hand basin built-into vanity unit, ceramic wall and floor tiling.

Living Room 14' 7" x 11' 4" (4.44m x 3.45m) Central heating radiator, double glazed window and door leading into the conservatory.

Dining Kitchen 13' 1" x 8' 7" (3.98m x 2.61m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, plumbing for a washing machine, ceramic wall tiling, central heating radiator and two double glazed windows.

Conservatory 13' 0" x 9' 8" (3.96m x 2.94m) Double glazed windows and doors leading out to the rear garden.

Landing Airing cupboard housing combination boiler and loft hatch for access by way of retractable ladder.

Bedroom One 11' 4" x 8' 9" (3.45m x 2.66m) Built-in wardrobe, central heating radiator and double glazed window.

En-suite Shower Room 8' 2" x 3' 8" (2.49m x 1.12m) Shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Bedroom Two 9' 6" x 8' 3" (2.89m x 2.51m) Having two built-in wardrobes, central heating radiator and double glazed window.

Bathroom 7' 11" x 6' 2" (2.41m x 1.88m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, garden shed and gated rear access.



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: C

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.

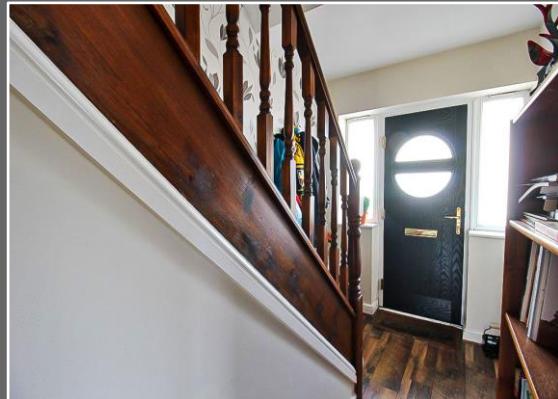
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

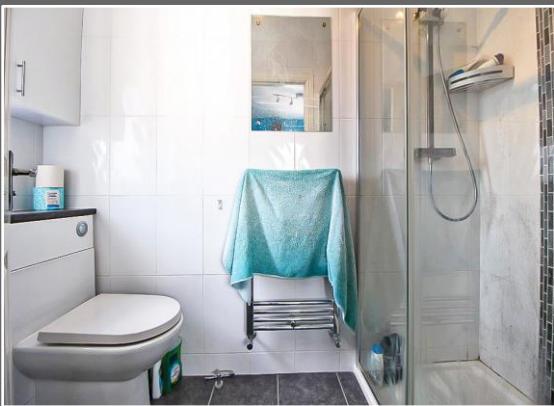
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DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need 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.

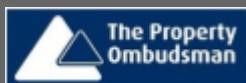




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: