



**Oldfield Road, Coseley  
Bilston, WV14 9AH**

**£225,000**

**A deceptively spacious and extended four bedroom family home, situated in a popular residential area local to a range of amenities, offered for sale with no upward chain.**

**This well presented semi-detached property benefits from four bedrooms, living room, dining room, kitchen, conservatory, utility room, ground floor WC, first floor family bathroom, pleasant rear garden and garage.**

**Further feature include central heating, double glazing and off road parking for numerous vehicles. All interested parties are highly recommended to view the interior to fully appreciate this excellent family residence.**

**Energy Rating - D Council Tax Band - C Tenure - FREEHOLD**

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

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

**Living Room** 17' 3"max x 12' 5" (5.25m max x 3.78m) Having central heating radiator and double glazed window.

**Dining Room** 11' 6" x 7' 3"max (3.50m x 2.21m max) Having central heating radiator and double glazed sliding doors to conservatory.

**Kitchen** 11' 10" x 7' 11" (3.60m x 2.41m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob and cooker hood, range of fitted wall cupboards, ceramic wall and floor tiling, double glazed window, under stairs storage cupboard and door to utility room.

**Utility Room** 11' 10"max x 8' 0"max (3.60m max x 2.44m max) Having inset stainless sink top with fitted base units and decorative laminate work top, plumbing for washing machine, wall mounted boiler, double glazed door to rear garden and door to garage.

**WC Off** Having low flush WC and single glazed window.

**Conservatory** 16' 0" x 8' 2" (4.87m x 2.49m) Having double glazed window and double glazed door leading out to rear garden.

**Landing** Having central heating radiator, double glazed window, hatch to roof space and airing cupboard housing hot water tank.

**Bedroom One** 12' 0" x 9' 7" (3.65m x 2.92m) Having central heating radiator, double glazed window and fitted wardrobes.

**Bedroom Two** 13' 5" x 9' 7"max (4.09m x 2.92m max) Having central heating radiator and double glazed window.

**Bedroom Three** 13' 5"max x 8' 1" (4.09m max x 2.46m) Having central heating radiator and double glazed window.

**Bedroom Four** 12' 0"max x 8' 0" (3.65m max x 2.44m) Having central heating radiator and double glazed window.



## **Family Bathroom** 10' 6"max x 7' 11"max (3.20m max x 2.41m max)

Having panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator, double glazed window and extractor fan.

**Integral Garage** 13' 7" x 8' 0" (4.14m x 2.44m) Having lights, power points and single glazed window.

**Rear Garden** Enclosed from neighbouring properties, two paved patio areas, cold water tap, garden shed, neat lawn area, gravel area, numerous flowers and flowering shrubs.

**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**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: C**

**EPC RATING: D**

**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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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.

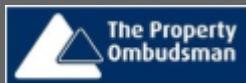




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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**

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