



**Hollywell Street, Coseley
Bilston, WV14 9HZ**

£199,950

An extremely well maintained family home occupying a delightful corner position in a popular residential area local to amenities including shops, schools and public transport services.

This substantial end terraced property with three bedrooms is tastefully decorated and benefits from central heating, double glazing, off road parking and a pleasant rear garden.

Further noteworthy features include a spacious living room with feature fire-place, dining kitchen with patio door leading out, first floor bathroom with separate WC and the property offers good storage throughout. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn area.

Entrance Porch Having uPVC front door, storage cupboard and ceramic floor tiling.

Reception Hall Having uPVC front door, wall light point, central heating radiator and laminate flooring.

Living Room 13' 8" x 9' 9" (4.16m x 2.97m) Having coal effect electric fire with marble type surround, hearth and fireplace, wall light point, central heating radiator and double glazed bow window.

Dining Kitchen 15' 9" x 13' 0" (4.80m x 3.96m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, walk in storage cupboard and range of fitted wall cupboards. Plumbing for washing machine, ceramic wall and floor tiling, central heating radiator, double glazed window and door, double glazed sliding door leading out.

Landing Having airing cupboard housing combination boiler, two storage cupboards, loft hatch for access and WC off: Having low flush WC, ceramic wall tiling and double glazed window.

Bedroom One 13' 8" x 9' 7" (4.16m x 2.92m) Having range of fitted wardrobes and dressing unit, central heating radiator and double glazed window.

Bedroom Two 10' 9" x 7' 1" (3.27m x 2.16m) Having central heating radiator and double glazed window.

Bedroom Three 9' 8" x 7' 2" (2.94m x 2.18m) Having central heating radiator and double glazed window.

Bathroom 5' 6" x 5' 5" (1.68m x 1.65m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, 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: A
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.

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 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.

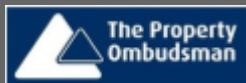




**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net



Ground Floor 1st Floor



Measurements are approximate. Not to scale. For indicative purposes only.
Made with HOMEREP Version 12.02

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: