



**Smith Close, Woodcross**  
Bilston, WV14 9SG

**Offers in the Region Of £135,000**



A substantial semi-detached property occupying a delightful position in a pleasant cul-de-sac location in a popular residential area local to a range of amenities.

This three bedroom family home is offered for sale with no upward chain and benefits from double glazing, off road parking and a private garden to the rear.

The property is located in a coal mining area where mortgage approval may be limited. Mining report available upon request. Interior viewing is highly recommended to fully appreciate this pleasant home.

**Approach** Having paved driveway providing off road parking past lawn fore garden.

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

**Reception Hall** Having double glazed front door, under stairs cupboard, storage heater and double glazed window.

**Living Room** 14' 3" x 12' 9" (4.34m x 3.88m) Having fireplace, storage heater and double glazed window.

**Dining Room** 10' 2" x 9' 5" (3.10m x 2.87m) Having storage heater and double glazed window.

**Kitchen** 10' 4" x 9' 7" (3.15m x 2.92m) Having inset ceramic type sink top with fitted base units and laminate work tops, plumbing for washing machine, fitted wall cupboards, double glazed window and door leading out. Lobby: Having storage areas and WC off. Double glazed doors to front and rear

**Landing** Having airing cupboard, loft hatch for access and double glazed window.

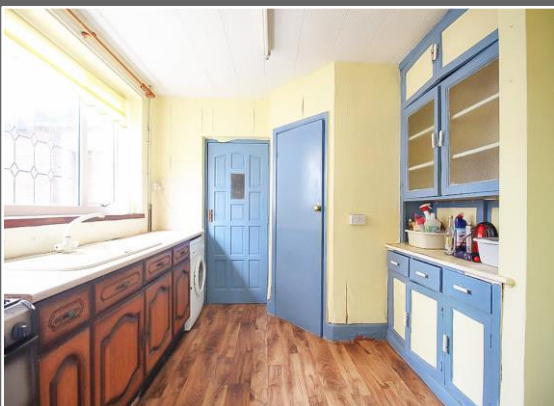
**Bedroom One** 13' 4" x 10' 1" (4.06m x 3.07m) Having built in wardrobe, storage heater and double glazed window.

**Bedroom Two** 10' 9" x 10' 3" (3.27m x 3.12m) Having built in wardrobe, storage heater and double glazed window.

**Bedroom Three** 8' 9" x 7' 6" (2.66m x 2.28m) Having double glazed window.

**Bathroom** 7' 2" x 6' 11" (2.18m x 2.11m) Having panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area and lawn area.





**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.



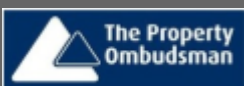




15 Dudley Street  
Sedgley  
DY3 1SA

01902 686868

sedgley@skitts.net



**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: .....