



Baker Avenue, Woodcross
Bilston, WV14 9BT

£165,000



A pleasant semi-detached family home occupying a delightful and quiet position at the head of a cul-de-sac in a popular residential area. This well maintained three bedroom property benefits from central heating, uPVC double glazing and good size private gardens to the rear.

Thought to be a ideal first time purchase or family home, this spacious residence must be seen to be fully appreciated. The property is local to a range of amenities including shops, schools and public transport services, plus Birmingham New Road/A4123 is close to hand.

The accommodation to this well presented home briefly comprises: reception hall, lounge, dining room, fitted kitchen, side area with WC off, three bedrooms and a wet room.

Approach By way of pathway past neat lawn fore garden.

Reception Hall Having double glazed front door, double glazed window, central heating radiator and under stairs cupboard.

Lounge 14' 8" x 12' 2" (4.47m x 3.71m) Having pebble effect gas fire with marble type surround, hearth and fireplace, central heating radiator, laminate flooring and double glazed sliding patio doors to rear garden.

Dining Room 13' 0" x 10' 10" (3.96m x 3.30m) Having central heating radiator and double glazed bay window.

Kitchen 10' 3" x 10' 2" (3.12m x 3.10m) 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. Plumbing for washing machine, range of fitted wall cupboards and cupboard housing 'Worcester' combination boiler. Ceramic wall tiles, central heating radiator, flush ceiling spot lights and double glazed window.

Side Area Having double glazed doors to front and rear, storage area and WC off. WC: having low flush WC and double glazed window.

Landing Having airing cupboard, central heating radiator and double glazed window.

Bedroom One 13' 0" x 12' 3" (3.96m x 3.73m) Having original tiled fireplace, central heating radiator and double glazed window.

Bedroom Two 12' 2" x 10' 2" (3.71m x 3.10m) Having built in storage cupboard, central heating radiator and double glazed window.

Bedroom Three 9' 6" x 8' 5" (2.89m x 2.56m) Having built in cupboard, central heating radiator and double glazed window.

Wet Room 6' 8" x 6' 3" (2.03m x 1.90m) Having 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, cold water tap, neat lawn area, garden shed and gated side 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.

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.

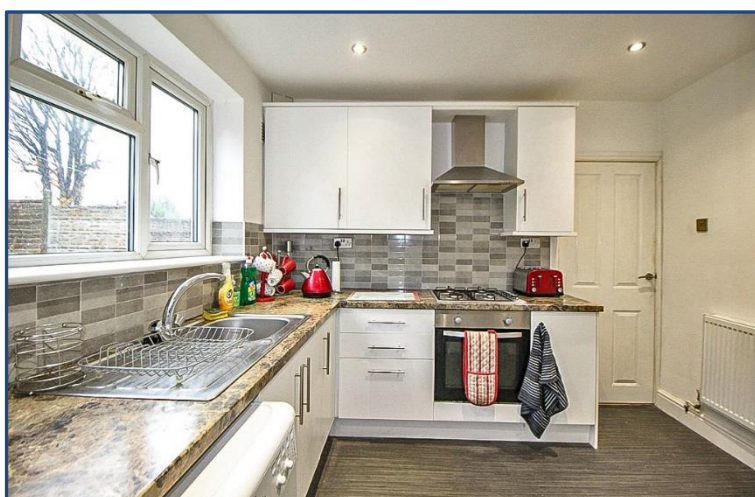
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR



1ST FLOOR

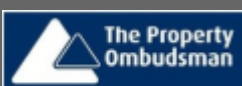
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

SIGNED :

DATE: