



Flowerdale Close, Coseley
Bilston, WV14 9QT

£159,950



A particularly delightful semi-detached home occupying a pleasant position in a popular residential area local to a range of amenities.

This tastefully decorated residence with two double bedrooms and a garage also benefits from central heating, uPVC double glazing, off road parking and a private rear garden.

Thought to be an ideal first time home, this extremely well maintained home must be seen to be fully appreciated.

We have been notified that there is a mine shaft within 20 metres which was capped and grouted in 1990.

Approach By way of tarmac driveway providing off road parking past lawn fore-garden.

Entrance Porch Having double glazed front door and storage cupboard.

Living Room 14' 3" x 12' 6" (4.34m x 3.81m) Having coal effect electric fire with marble type surround, hearth and fire place. Two double glazed windows, central heating radiator and stairs off.

Inner Hall Having storage cupboard.

Dining Kitchen 12' 7" x 8' 8" (3.83m x 2.64m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Plumbing for washing machine, range of fitted wall cupboards, ceramic walls tiles, central heating radiator, double glazed window and door leading out.

Landing Having central heating radiator.

Bedroom One 12' 5" x 10' 7" (3.78m x 3.22m) Having two double glazed windows and central heating radiator.

Bedroom Two 12' 7" x 8' 7" (3.83m x 2.61m) Having two double glazed windows and central heating radiator.

Bathroom 9' 7" x 5' 3" (2.92m x 1.60m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail, double glazed window and airing cupboard housing 'Worcester' combination boiler.

Rear Garden Enclosed and private from neighbouring properties. Paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs and access into garage.

Garage 17' 0" x 8' 3" (5.18m x 2.51m) Having 'Up & Over' door, light and power points.





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.



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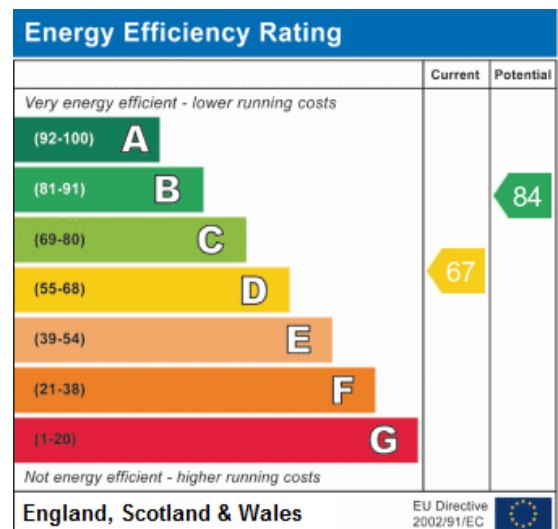
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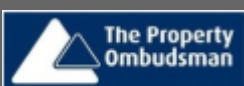
While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The plan is for information only and should not be used as a basis for any financial decision. The actual layout and dimensions may vary from the plan. Please refer to the actual property for details. Plans are not to scale.



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

SIGNED :

DATE: