



**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.



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.

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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.





**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net



GROUND FLOOR

1ST FLOOR



Whilst every care has been taken to present the property in the best light possible, it should be noted that none of the services, fixtures, fittings and any other items included in the property are guaranteed and no responsibility is taken for any inaccuracies contained within. Prospective buyers are strongly advised to make their own independent enquiries to satisfy themselves as to the condition and specification of the property. The services, fixtures and fittings in the property have not been tested and no guarantee is given as to their state of repair. Measurements are approximate.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		84
(81-91) B		67
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: