



**High View, Coseley**  
Bilston, WV14 9RQ

**£259,950**



An impressive semi-detached property offers deceptively spacious family accommodation that must be seen to be appreciated. This delightful three bedroom home has been improved and well maintained throughout benefiting from central heating, double glazing, ample off road parking and a garage.

The property occupies a quiet position in a popular residential area local to a range of amenities including shops, schools, public transport services and having Sedgley centre a short distance away.

Further noteworthy features include: a generous lounge diner with gas fire, a stylish fitted kitchen with integrated appliances and utility area off, a spacious first floor bathroom with separate bath and shower cubicle.

The private rear garden offers a paved patio area, neat lawn area, garden shed and gated side access. The property is protected by a burglar alarm system. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

**Council Tax Band B. Energy Rating C. Tenure FREEHOLD.**

**Approach** By way of block paved driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed door and window, storage cupboard and flush ceiling spot lights.

**Reception Hall** Having under stairs cupboard and central heating radiator.

**Lounge/Diner** 23' 2" x 10' 7" (7.06m x 3.22m) Having coal effect gas fire with briquette surround, hearth and fireplace, central heating radiator and double glazed bay window.

**Kitchen** 10' 5" x 7' 10" (3.17m x 2.39m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator and dishwasher, range of fitted wall cupboards, central heating radiator, single glazed window and door leading out.

**Utility Area** 7' 2" x 4' 4" (2.18m x 1.32m) Having plumbing for washing machine, double glazed windows and door to the rear garden.

**Landing** Having loft hatch for access.

**Bedroom One** 11' 11" x 11' 0" (3.63m x 3.35m) Having range of fitted wardrobes with dressing unit and drawers, central heating radiator and double glazed window.

**Bedroom Two** 13' 2" x 8' 10" (4.01m x 2.69m) Having range of fitted wardrobes and dressing unit with drawers, flush ceiling spot lights, central heating radiator and double glazed window.







**Bedroom Three** 10' 4" x 7' 0" (3.15m x 2.13m) Having range of fitted wardrobes, central heating radiator and double glazed window.

**Bathroom** 10' 1" x 6' 10" (3.07m x 2.08m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Airing cupboard with chrome heated towel rail, ceramic wall tiling, central heating radiator and double glazed window.

**Garage** 16' 4" x 8' 1" (4.97m x 2.46m) Having 'Up & Over' door, light and power points. Wall mounted 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. 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.

**COUNCIL TAX BAND: B**  
**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.

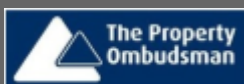




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....