



**Horace Street, Coseley
Bilston, WV14 9HU**

£168,000

An extremely well presented two bedroom terraced property located within close proximity to great local transport links, schools and amenities.

Featuring a modern fitted kitchen with high specification appliances, stylish bathroom, driveway providing off road parking and landscaped rear garden making this home "turn key" ready. Interior viewing is highly recommended.

Council Tax Band: B. Energy Rating: D. Tenure: Freehold.



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

Entrance Porch Having double glazed front door.

Living Room 13' 4" x 11' 10" (4.06m x 3.60m) Having composite front door, coal effect gas fire with marble type surround, hearth and fireplace, under stairs storage, central heating radiator and double glazed window.

Kitchen 11' 10" x 9' 0" (3.60m x 2.74m) Having inset ceramic sink with fitted base units and Granite work tops, built in oven with four ring gas hob and cooker hood. Dishwasher, integrated washer/dryer, range of fitted wall cupboards and ceramic wall tiles. Laminate flooring, central heating radiator, double glazed window and door leading out.

Landing Having airing cupboard and loft hatch for access by way of retractable ladder.

Bedroom One 11' 10" x 11' 6" (3.60m x 3.50m) (Max) Having range of fitted wardrobes, central heating radiator and two double glazed windows.

Bedroom Two 10' 8" x 5' 10" (3.25m x 1.78m) Having central heating radiator and double glazed window.

Bathroom 7' 4" x 5' 8" (2.23m x 1.73m) 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, shaver point, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area, garden shed and gated rear 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: D

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.





GROUND FLOOR



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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:

Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in these particulars. These plans are for illustrative purposes only and should be used to guide you to the property and its layout. The dimensions and areas given are approximate and should be used as a guide only. No responsibility is taken for any errors or omissions in these particulars. Made with MapInfo 6.0.2