



Vicarage Road, Coseley
Bilston, WV14 9EA

Offers in the Region Of £250,000



An extremely well presented semi-detached property maintained throughout to a high standard offering extended accommodation to provide excellent family accommodation.

This particularly impressive and stylish three bedroom home must be seen to be appreciated. The property is located in a coal mining area where mortgage approval may be limited. Mining report available upon request.

The property is tastefully decorated and benefits numerous noteworthy features including: a stunning dining kitchen fitted with a range of integrated appliances, a useful downstairs shower room, first floor bathroom, central heating, double glazing, ample off road parking and an extensive rear garden.

Approach Having tarmac driveway providing off road parking for numerous vehicles.

Entrance Porch Having double glazed door.

Reception Hall Having single glazed windows and door with coloured glass, laminate flooring and central heating radiator.

Living Room 15' 4" x 12' 11" (4.67m x 3.93m) Having pebble effect electric fire with tiled surround, hearth and timber fireplace, central heating radiator and double glazed bay window.

Sitting Room 13' 2" x 12' 3" (4.01m x 3.73m) Having log effect electric fire with feature surround and fireplace, central heating radiator, double glazed windows and door out.

Dining Kitchen 16' 5" x 13' 4" (5.00m x 4.06m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring electric hob and cooker hood, integrated refrigerator, freezer and dishwasher. Range of fitted wall cupboards, flush ceiling spot lights, laminate flooring, central heating radiator, double glazed window and french door leading out.

Downstairs Shower Room Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, chrome heated towel rail, flush ceiling spot lights, extractor fan and double glazed window.

Landing Having single glazed window with coloured glass.

Bedroom One 12' 4" x 10' 2" (3.76m x 3.10m) Having range of fitted wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Two 12' 2" x 11' 3" (3.71m x 3.43m) Having central heating radiator and double glazed window.

Bedroom Three 8' 6" x 7' 6" (2.59m x 2.28m) Having central heating radiator and double glazed window.





Bathroom 9' 2" x 8' 4" (2.79m x 2.54m) Having 'White' suite comprising: freestanding bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, storage cupboard housing combination boiler, heated towel rail, loft hatch for access and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, further patio area, cold water tap, neat lawn areas, numerous flowers and flowering shrubs. Garden shed and gated side access.

Storage Area (formerly part of the original garage) 10' 5" x 8' 0" (3.17m x 2.44m) 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.

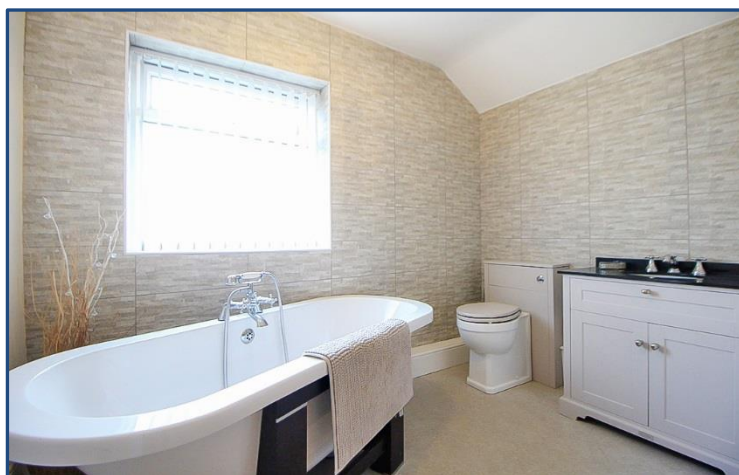
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

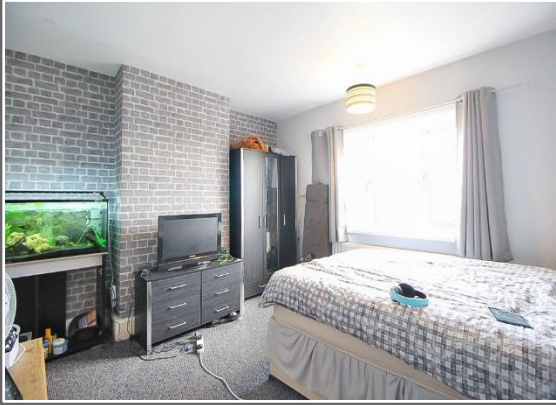
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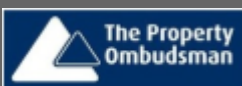
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(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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