



**Flamborough Way, Coseley**  
Bilston, WV14 9UD

**Offers in the Region Of £355,000**



A well maintained detached residence occupying a quiet cul-de-sac position in a popular residential area local to a range of amenities. This impressive and stylish four bedroom family home offers spacious accommodation and must be seen to be appreciated.

The property benefits from central heating, double glazing, conservatory, ensuite shower room, off road parking plus garage, a private rear garden. Further features include a pleasant living room with feature fire-place, modern dining kitchen with useful utility and WC off, and a stylish family bathroom to the first floor.

**Council Tax Band D. Energy Rating D. 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 doors and windows.

**Reception Hall** Having uPVC front door, laminate flooring and central heating radiator.

**Living Room** 15' 9" x 13' 9" (4.80m x 4.19m) Having coal effect electric fire with marble type surround, hearth and fireplace, two central heating radiators and double glazed window.

**Conservatory** 12' 0" x 8' 8" (3.65m x 2.64m) Having ceiling light/fan, electric radiator, laminate flooring, double glazed windows and doors leading out to the rear garden.

**Dining Kitchen** 21' 2" x 10' 6" (6.45m x 3.20m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob. Range of fitted wall cupboards, pantry, ceramic wall tiles, central heating radiator, Karndean flooring, double glazed window and french doors leading out to the conservatory.

**Utility** 7' 7" x 6' 5" (2.31m x 1.95m) Having inset stainless steel sink top with fitted base unit and decorative laminate work top, fitted wall cupboard, plumbing for washing machine, central heating radiator, Karndean flooring, double glazed window, door leading out and WC off.

**Downstairs Cloaks** Having low flush WC, wash hand basin built into vanity unit, ceramic wall tiling, central heating radiator, Karndean flooring and double glazed window.

**First Floor Landing** Having airing cupboard, loft hatch for access by way of retractable ladder and double glazed window.

**Bedroom One** 12' 9" x 11' 3" (3.88m x 3.43m) Having built in wardrobes, central heating radiator and double glazed window.

**Ensuite Shower Room** 7' 6" x 4' 9" (2.28m x 1.45m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, central heating radiator and double glazed window.







**Bedroom Two** 11' 0" x 8' 2" (3.35m x 2.49m) Having central heating radiator and double glazed window.

**Bedroom Three** 10' 1" x 8' 2" (3.07m x 2.49m) Having central heating radiator and double glazed window.

**Bedroom Four** 8' 4" x 8' 2" (2.54m x 2.49m) Having central heating radiator and double glazed window.

**Bathroom** 6' 5" x 6' 3" (1.95m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, heated towel rail and double glazed window.

**Garage** 16' 4" x 8' 3" (4.97m x 2.51m) Having 'Up & Over' door, wall mounted combination boiler, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area, 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: D**  
**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.

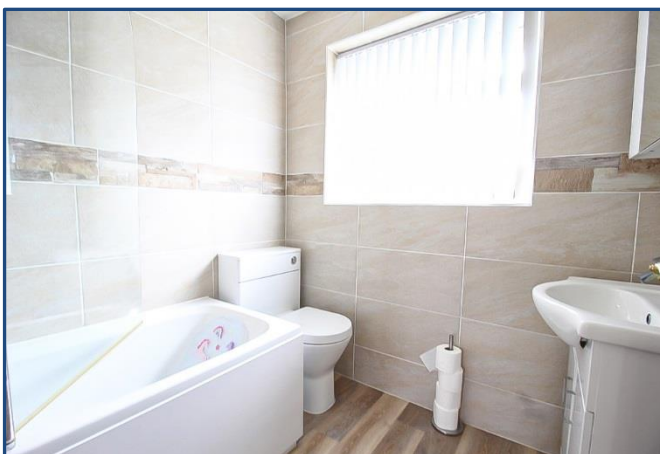
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

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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.





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SIGNED : .....

DATE: .....

