



**Cedar Avenue, Bramford Estate
Bilston, WV14 9TX**

£219,950

A spacious semi-detached property with three bedrooms offering good family accommodation and benefiting from no upward chain. This delightful home is situated in an extremely popular residential area local to a range of amenities including shops, schools and public transport services.

Noteworthy features include: reception hall, living room, modern dining kitchen with utility area off and downstairs WC, modern first floor bathroom and garage.

The property is centrally heated and double glazed. There is off road parking to the front and private and enclosed garden to the rear. Interior viewing is HIGHLY Recommended. Mining Interpretive Report available upon request.

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

Approach By way of tarmac driveway providing off road parking past lawn fore-garden.

Reception Hall Composite front door, understairs cupboard, laminate flooring and central heating radiator.

Living Room 14' 3" x 12' 7" (4.34m x 3.83m) Feature fire-place, laminate flooring, central heating radiator and double glazed window.

Dining Kitchen 19' 11" x 10' 11" (6.07m x 3.32m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob, fitted wall cupboards and ceramic wall tiling. Laminate flooring, central heating radiator, double glazed window and sliding door leading out to the rear garden.

Utility Area 10' 0" x 8' 1" (3.05m x 2.46m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, wall mounted combination boiler, double glazed window and door out. WC off.

Downstairs WC Low flush WC and wash hand basin.

Landing Loft hatch for access and double glazed window.

Bedroom One 14' 3" x 10' 10" (4.34m x 3.30m) Range of built-in wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 2" x 9' 8" (3.40m x 2.94m) Range of built-in wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 1" x 7' 4" (2.46m x 2.23m) Central heating radiator and double glazed window.

Bathroom 7' 7" x 7' 5" (2.31m x 2.26m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.



Garage 14' 3" x 8' 6" (4.34m x 2.59m)

Rear Garden Enclosed and private from neighbouring properties, paved patio area, lawn area and garden shed.

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: C

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: