



Waddell Close, Coseley
Bilston, WV14 9SA

£225,000



Situated in a popular and well established residential area, this spacious three bedroom semi-detached family home offers an excellent opportunity for buyers seeking comfort, convenience, and potential. Ideally located close to a range of local amenities, transport links, and highly regarded schools, the property is perfectly suited for growing families or those looking to upsize. Internally, the property is both well maintained and thoughtfully laid out, featuring a welcoming reception hall, two generous reception rooms, a modern fitted kitchen, and a useful downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom with corner bath, providing ample space for family life. Further benefits include gas central heating, double glazing throughout and an extensive rear garden - perfect for outdoor entertaining or future extension potential (subject to planning permissions). Offered with no upward chain, this delightful home is ready for its next chapter. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

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

Approach By way of pathway past lawn fore garden.

Entrance Porch Having double glazed front door and double glazed windows.

Reception Hall Having uPVC front door, under stairs cupboard, central heating radiator, laminate flooring and double glazed window.

Living Room 13' 9" x 13' 3" (4.19m x 4.04m) Having gas fire with fireplace, two wall light points, central heating radiator and double glazed bow window.

Dining Room 11' 5" x 10' 2" (3.48m x 3.10m) Having central heating radiator, laminate flooring, double glazed window and archway to kitchen.

Breakfast Kitchen 13' 10" x 8' 0" (4.21m x 2.44m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, fitted breakfast bar, plumbing for washing machine, ceramic wall tiling and laminate flooring. Double glazed window and door leading leading out.

Lobby Having double glazed door and WC off: Having low flush WC and double glazed window.

Landing Having loft hatch for access, airing cupboard housing combination boiler and double glazed window.

Bedroom One 13' 10" x 10' 9" (4.21m x 3.27m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 14' 0" x 10' 2" (4.26m x 3.10m) Having built in wardrobe, central heating radiator and double glazed window.





Bedroom Three 9' 6" x 8' 9" (2.89m x 2.66m) Having central heating radiator and double glazed window.

Bathroom 7' 5" x 6' 2" (2.26m x 1.88m) Having panelled corner bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Having paved patio area, cold water tap, lawn area, numerous flowers and flowering shrubs. Two outbuildings and gated side access.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable. Clear mining report available upon request.



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: A
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.

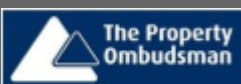




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Whilst every attempt has been made to ensure the accuracy of the Provision contained herein, measurements of rooms, fixtures, fittings and appliances shown are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as a guide only and not as a definitive guide. The drawings, sections and appliances shown here are for illustrative purposes only and should be used as a guide only. Please refer to the actual property for details. Plans are subject to change without notice.

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

SIGNED :

DATE: