



**Paul Street, Coseley
Bilston, WV14 9AJ**

Offers in the Region Of £175,000



A delightful mid-terraced home thought to be an ideal first time buy, situated in a popular residential area and offered for sale with no upward chain. This well maintained two bedroom home benefits from central heating, double glazing, off road parking and a low maintenance rear garden.

Further noteworthy features include: living room with door leading out, dining kitchen, downstairs cloaks, bathroom with separate bath and shower cubicle, en-suite shower room and built-in wardrobes in both bedrooms. The property must be seen to be appreciated.

Council Tax Band B. Energy Rating C. Tenure FREEHOLD. Mining Interpretive Report available upon request.

Approach By way of block paved driveway providing off road parking.

Reception Hall Having double glazed front door, under stairs cupboard, laminate flooring and central heating radiator.
WC off: Having low flush WC and wall mounted wash hand basin.

Living Room 14' 7" x 11' 3" (4.44m x 3.43m) Having central heating radiator, double glazed window and double glazed door to the rear garden.

Kitchen 12' 9" x 8' 3" (3.88m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, laminate flooring, central heating radiator and double glazed window.

Landing Having airing cupboard housing combination boiler and loft hatch for access.

Bedroom One 11' 4" x 8' 6" (3.45m x 2.59m) Having built in wardrobes, central heating radiator and double glazed window.

En-suite 8' 3" x 3' 9" (2.51m x 1.14m) Having shower cubicle with shower fitting, pedestal wash hand basin, low flush WC, extractor fan and central heating radiator.

Bedroom Two 10' 2" x 8' 4" (3.10m x 2.54m) Having built in wardrobes, central heating radiator and double glazed window.

Bathroom 6' 8" x 6' 2" (2.03m x 1.88m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, cold water tap, timber decking area, artificial lawn area 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: 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.**

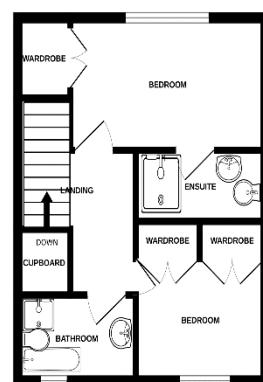
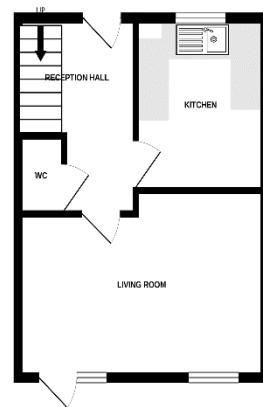
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floor plans are for identification purposes only and should not be used for any quantitative purposes. The floor plans, symbols and dimensions shown are approximate and are given merely as to their operability or efficiency can be given.
House with Measure (2022)

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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: