



**Somerford Way, Coseley**  
Bilston, WV14 9QL

**Offers in Excess of £160,000**



An extremely well presented semi-detached property occupying a delightful and quiet position in a popular residential area local to a range of amenities.

This three bedroom family home is tastefully decorated and benefits from central heating, double glazing, off road parking plus garage and a pleasant rear garden.

The property has been maintained well and interior viewing is highly recommended to fully appreciate this delightful semi-detached property. Shops, schools, public transport services are all close to hand and Birmingham New Road/A4123 is a short distance away ideal for commuting.

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

**Entrance Hall** Having front door, double glazed window, central heating radiator and laminate flooring.

**Downstairs WC** Having low flush WC, wash hand basin, heated towel rail, ceramic wall tiling and double glazed window.

**Living Room** 16' 0" x 14' 2" (4.87m x 4.31m) Having central heating radiator, laminate flooring and double glazed window.

**Dining Room** 9' 8" x 7' 9" (2.94m x 2.36m) Having central heating radiator, laminate flooring and double glazed sliding patio door to rear garden.

**Kitchen** 10' 2" x 9' 1" (3.10m x 2.77m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring electric hob, plumbing for washing machine, pantry and range of fitted wall cupboards. Ceramic wall and floor tiles, central heating radiator and double glazed window.

**Landing** Having airing cupboard and double glazed window.

**Bedroom One** 12' 8" x 9' 7" (3.86m x 2.92m) Having central heating radiator and double glazed window.

**Bedroom Two** 11' 2" x 9' 6" (3.40m x 2.89m) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 8" x 7' 3" (2.34m x 2.21m) Having built in cupboard, central heating radiator and double glazed window.

**Bathroom** 7' 3" x 5' 9" (2.21m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin and low flush WC built into vanity unit. Ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Slate area and play area to rear.

**Garage** 17' 1" x 8' 4" (5.20m x 2.54m) 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.

**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.

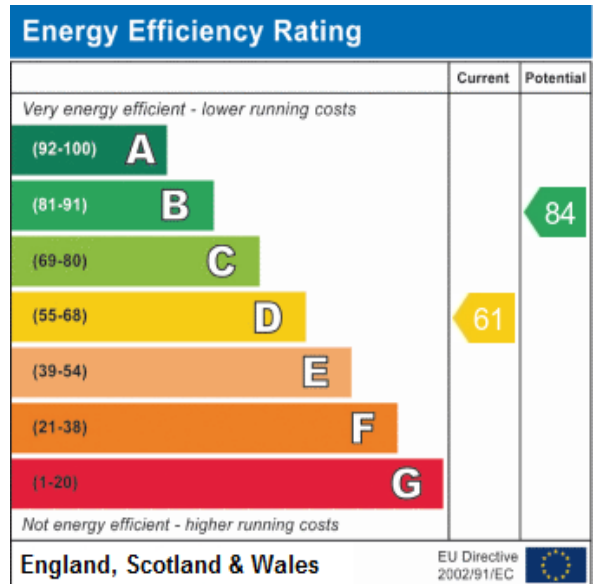


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