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57 Mason Street
Coseley, Bilston

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57 Mason Street, Coseley, Bilston, WV14 9SZ

This traditional style Detached Bungalow is located opposite Silver Jubilee Park, being well placed off the Birmingham New Road and convenient for the Roseville Shopping Centre in Coseley.

The Bungalow offers potential to personalise and improve and is available with no onward chain.

Please note there are multiple mineshafts located within the property boundary and as such we expect the Bungalow will not be suitable for mortgages, and therefore CASH BUYERS ONLY. Buyers are advised to seek legal advice before incurring any costs. A detailed Mining Report is available.

There is a Reception Hall with part double glazed front door, loft access and doors leading off.

There is a Lounge to the front, having a fireplace with inset fire and double glazed front window.

The Kitchen has a range of wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, Stoves Newhome gas cooker, integrated fridge, double glazed front window and tiled floor.

A door leads off to the Dining Room (or Bedroom) with double glazed window and tiled floor. A door gives access to a Lobby with Cupboard and door to Utility Room. The Utility Room has wall and base cupboards, appliance spaces, cupboard with louvre doors, Worcester gas central heating boiler, double glazed window and part obscure glazed timber door opening to the Conservatory.

The Rear Conservatory is UPVC double glazed with opening windows, double doors to Garden and with tiled floor.

There is a Bedroom to the rear, having UPVC double glazed window and UPVC double glazed window to Conservatory, wardrobes and top cupboards.

A Shower Room is accessed off the Hall and there is a tiled shower with screen and curtain rail, WC, basin, tiled walls and obscure double glazed internal window to Utility.

Outside to the rear, there is a good size Garden having a block paved patio, side path with door to front, steps lead off the patio to a good size paved and gravel area with shrub planting. There is a rear carport with restricted head height together with a sloping concrete Driveway and rear gates leading onto Hospital Lane.

At the front, there is a wall with wrought iron rail and tarmac driveway with wrought iron gates.

The Vendor of the property is related to an Employee of The lee, Shaw Partnership



FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: A

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





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