



Siddons Road, Bilston WV14 8RN

welcome to

Siddons Road, Bilston

**** THREE-BEDROOM DETACHED FAMILY PROPERTY ** LOUNGE ** KITCHEN ** MASTER BEDROOM WITH EN-SUITE ** GATED DRIVEWAY ** GARAGE**
**** VIEWINGS ADVISED ****



Agent Note

Council Tax Band is D.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Porch doors to front, central heating radiator and opens up to lounge.

Lounge

Double glazed window to front and side and central heating radiator.

Kitchen

Double glazed window to rear, bi-folding doors to rear, splashback and extractor, five ring hob, microwave and oven grill, washing machine and dryer, space for fridge freezer, wine cooler, one and a half sink with food waste disposal bowl, double glazed skylights to rear x three and central heating radiator.

Landing

Double glazed window to side.

Bedroom One

Double glazed window to rear, fitted wardrobes, central heating radiator into en-suite.

En Suite

Double glazed window to side, double rainfall shower, wash hand basin with floating vanity and sonos speakers.

Bedroom Two

Double glazed window to front, fitted wardrobes and central heating radiator.

Bedroom Three

Double glazed floor to ceiling window to front,

double glazed obscure window to side, fitted shelves and wardrobe space.

Bathroom

Double glazed window to rear, free standing bath with shower and TV over, skylights, wc, hand wash basin and shower cubicle with rainfall shower.

Loft Space

Double glazed window to rear, three Velux skylights, wc, wash hand basin with vanity unit and central heating radiator.

Front Garden

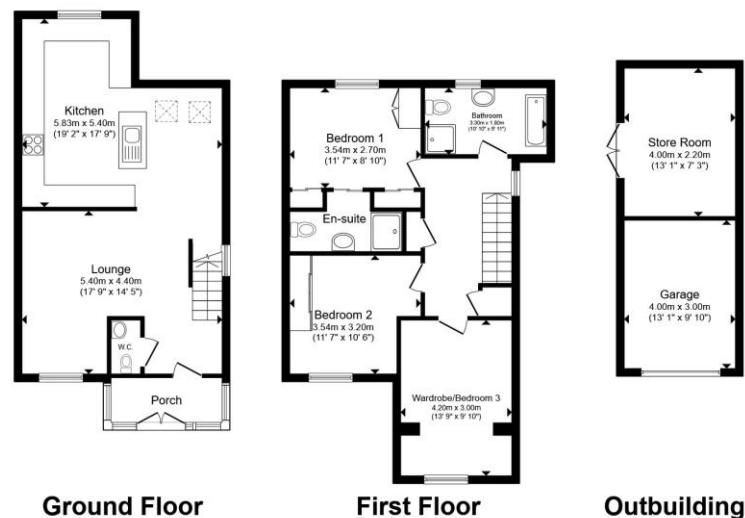
Gated paved driveway and car port.

Rear Garden

Patio, artificial grass beyond decking to rear and astro.

Outbuilding

Jacuzzi room, tub in centre and extractor fan.



Total floor area 127.6 m² (1,374 sq.ft.) approx.

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.propertybox.io

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welcome to

Siddons Road, Bilston

- Well-presented three bedroom detached property
- Spacious lounge
- Modern fitted kitchen
- Private enclosed garden
- Driveway and car port

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DLY106444 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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