



43B CLIFTON STREET, COSELEY
BILSTON, WV14 9EY

OFFERS IN THE REGION OF £225,000
FREEHOLD

Modern two bedroom detached bungalow situated in a select cul-de-sac of 3 similar bungalows, available with NO ONWARD CHAIN. Very well presented throughout, the property stands behind a driveway providing off road parking and comprises entrance porch, hall, attractive lounge/diner, conservatory, kitchen, shower room and two double bedrooms. There is a pleasant garden to the rear with a useful brick built shed.



43B CLIFTON STREET

• MODERN BUNGALOW • CUL-DE-SAC • TWO
BEDROOMS • CONSERVATORY • LOUNGE/DINER • S
ROOM • OFF ROAD PARKING • NO ONWARD
CHAIN



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

SIDE ENTRANCE PORCH

HALL

Useful cloaks cupboard, built in store cupboard and loft access hatch.

LOUNGE / DINER

16'3" x 16'3" max, 8'7" min

Double-glazed window to the side, radiator, attractive feature fireplace, doorway to the kitchen and double-glazed sliding patio door to the conservatory.

KITCHEN

9'2" x 7'2"

Double-glazed window to the rear, part tiled walls, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is a built in oven with four ring gas hob above, plumbing for a washing machine and space for a fridge and freezer.

CONSERVATORY

8'1" x 7'8"

Double-glazed windows to the side and rear and double doors to the rear garden.

BEDROOM ONE

13'7" x 9'1"

Double-glazed window to the front and radiator.

BEDROOM TWO

10'7" x 6'9"

Double-glazed window to the front and radiator.

SHOWER ROOM

Double-glazed obscure window to the side, tiled walls, towel rail and contemporary suite comprising low-level w.c, sink with vanity cupboards beneath and shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden and brick built shed. A gated side passage provides access to the front driveway.

TENURE

The property is freehold

COUNCIL TAX

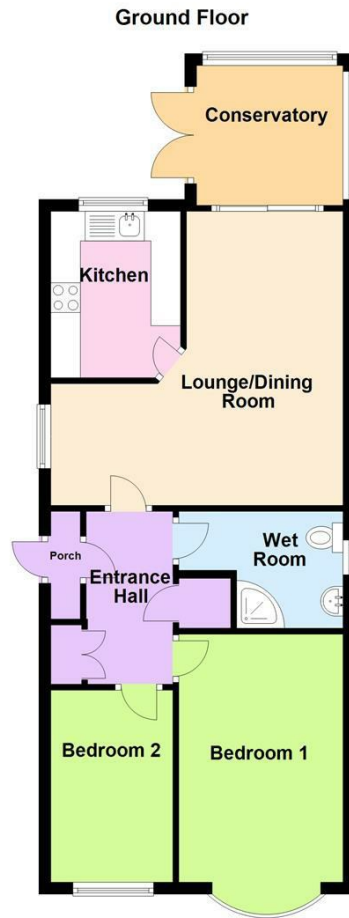
Dudley Council - Tax Band C

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

43B CLIFTON STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements