Rees Page



19 Clifton Street, Hurst Hill, Coseley, WV14 9EY

Situated in popular Hurst Hill, convenient for a wide range of local amenities and commute. This mid terraced home will likely be of interest to both first time buyers and investor landlords alike.

The three-bedroom accommodation benefits from uPVC double glazing, electric storage heaters (where specified) and has gardens to the front and rear.

There is potential to convert the front garden into a driveway as some neighbouring properties have done, subject to any necessary permissions.

Fixtures and fittings are included.

There is no upwards chain.

Offers are invited for consideration.

Offers Around

£165,000

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Entrance
Is made via a landscaped front garden (potential driveway) to a uPVC double glazed doorway into

Storm Porch
With double-glazed windows, store cupboard and further double glazed door into

Reception Hall
With a ceiling light, dado rail, storage heater, laminate floor and doors into

Lounge
13' 9" x 9' 9" (4.19m x 2.97m)
With a double-glazed front bow window, coving, ceiling light, fireplace with electric fire, storage heater, and TV/cable/telephone points.

Kitchen Diner
15' 11" max x 12' 10" max (4.85m x 3.91m) including walk in store area
Having a range of fitted wall and base units, with roll edge work surfaces, inset sink and drainer, free standing Zenith gas cooker, tiled splashbacks, ceiling lights, two storage heaters, large walk-in store room, double-glazed rear bow window and double-glazed door into

Rear Porch
Of uPVC and double-glazed construction, with Xpelair extractor fan, power points, plus windows and door to the rear garden.

Stairs rise from the hallway to a first floor

Landing
With a loft access hatch, two built-in cupboards, airing cupboard, ceiling light point, storage heater and doors into

Bedroom One
13' 10" to wardrobe doors x 8' 9" (4.22m x 2.67m)
Having a range of fitted units, including wardrobes, drawers and cupboards, ceiling light, telephone point, and a double-glazed front window.

Bedroom Two
10' 10" x 7' 1" (3.30m x 2.16m)
With a ceiling light point and double-glazed rear window.



Bedroom Three
9' 9" max x 6' 9" max (2.97m x 2.06m) - including stairs bulkhead/cupboard area
With a ceiling light point, over stairs bulkhead cupboard area, and a double-glazed front window.

Shower Room
With a wash hand basin, glazed shower cubicle, tiled walls, ceiling light point, towel rail radiator, and a double-glazed rear window.



WC
With WC, ceiling light point, and a double-glazed rear window.

OUTSIDE
To the rear is a petite tiered garden with patio areas, mature borders, shed, cold water tap and rear walkway access.
To the fore is a landscaped garden with block paving, well stocked with plants, and potential to create off road parking (subject to any necessary permissions).



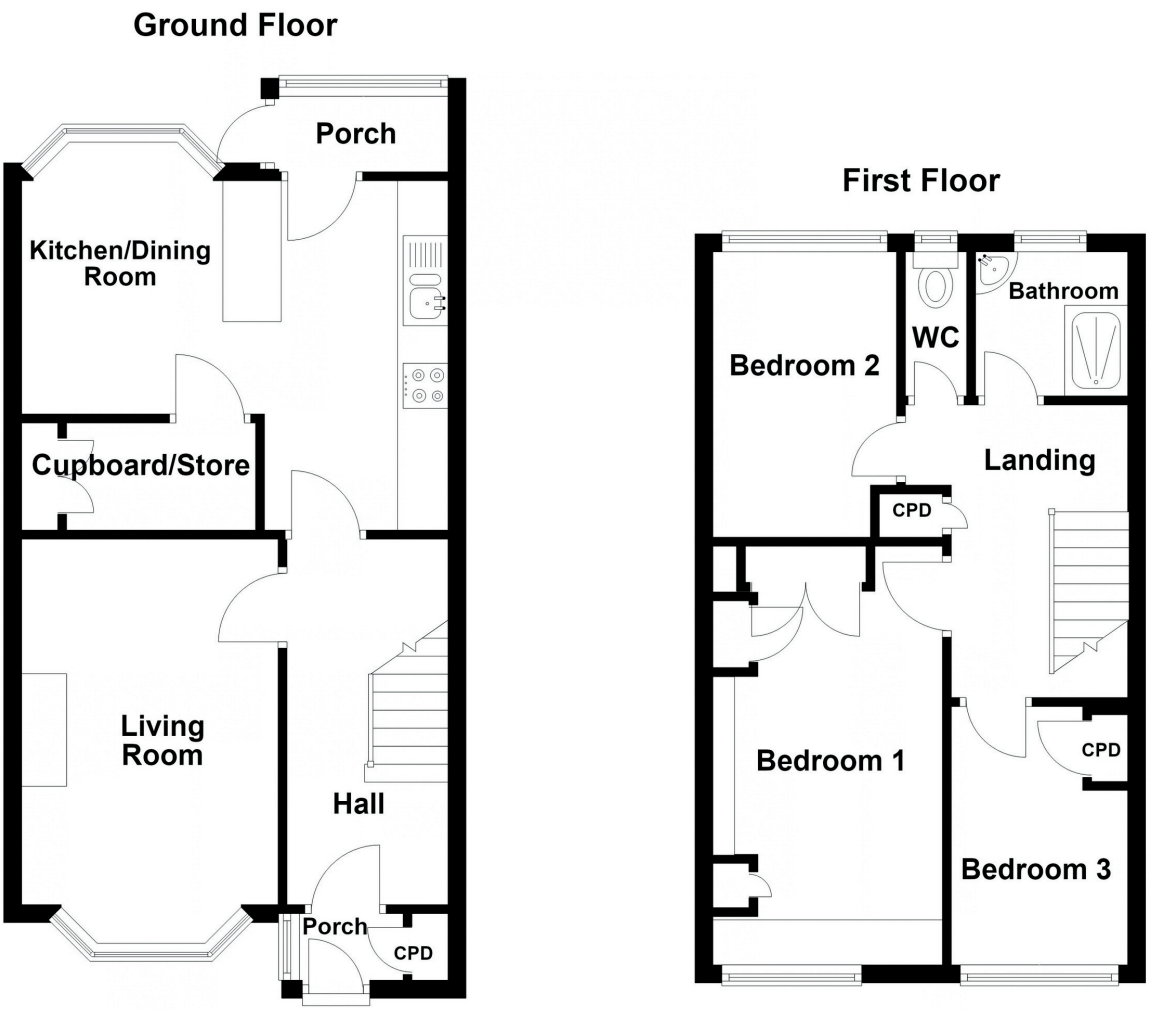
Location
Conveniently accessed from both the Birmingham New Road and Sedgley village centre.
At the crossroads with Gorge Road and Hurst Road, turn into Clifton Street, follow for a distance and the property is on the left.
For SATNAV & Maps please use the postcode WV14 9EY.



NB
The property is offered with no upwards chain.
Curtains, carpets, light fittings and blinds will remain in situ as seen.
Offers are invited for consideration.

Council Tax: Dudley Band B
Title: Freehold
Energy Performance Rating: D

Total Floor Area = 79 square metres



19 Clifton Street, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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