



Huntsman Close, Coseley

WV14 8RU

Taylors

**Offers in the Region of
£324,950**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A FABULOUS Modern Detached Family Home Occupying a PROMINENT Corner Plot

Occupying a SOUGHT-AFTER corner position within the POPULAR Coseley area of Bilston, this IMPRESSIVE modern detached family home offers SPACIOUS and BEAUTIFULLY PRESENTED accommodation throughout and is available with NO UPWARD CHAIN.

The property benefits from a driveway providing AMPLE off-road parking, together with a garage, and is complemented by a PRIVATE, LANDSCAPED rear garden that offers an IDEAL outdoor space for both relaxation and entertaining.

Upon entering, a WELCOMING entrance hall provides access to the principal accommodation, including a CONVENIENT guest WC. The ATTRACTIVE dual-aspect lounge enjoys an abundance of NATURAL light, creating a BRIGHT and COMFORTABLE living environment for the whole family.

To the rear of the property is a STUNNING kitchen-diner, thoughtfully designed with a range of QUALITY fitted units and various INTEGRATED appliances. Offering generous dining space, this IMPRESSIVE room serves as the heart of the home and is perfectly suited to MODERN family living.

The first-floor landing leads to three GENEROUS bedrooms. The PRINCIPAL suite benefits from BUILT-IN wardrobes and a STYLISH en-suite shower room, while the remaining bedrooms are served by a WELL-APPOINTED family bathroom.

Further benefits include gas central heating and UPVC double glazing throughout.

Conveniently situated within a POPULAR residential location close to LOCAL amenities, WELL-REGARDED schools and EXCELLENT transport links, this SUPERB family home presents an OUTSTANDING opportunity for purchasers seeking a MODERN and PRACTICAL property in a DESIRABLE area.

Early viewing is highly recommended.

EPC - TBA. Council Tax - . Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Reception hallway

Dual aspect lounge - 5.36m x 3.28m (17'7" x 10'9")

Guest WC - 1.83m x 0.99m (6'0" x 3'3")

Kitchen diner with carious integrated appliance and stair storage cupboard - 4.88m x 3.23m (16'0" x 10'7")

First floor landing

Principal bedroom with a range of built in wardrobes - 3.96m x 2.84m (13'0" x 9'4")

En suite shower room - 2.44m x 1.47m (8'0" x 4'10")

Bedroom with built in storage - 3.58m x 3.28m (11'9" x 10'9")

Bedroom (currently used as office space) - 2.46m x 2.21m (8'1" x 7'3")

Bathroom - 1.93m x 1.78m (6'4" x 5'10")

Garage

Driveway offering ample parking

Enclosed rear garden and gardens to front and side





Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

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- POPULAR COSELEY CUL-DE-SAC
- MODERN DETACHED FAMILY HOME
- THREE GENEROUS BEDROOMS
- ENSUITE SHOWER ROOM
- ATTRACTIVE LOUNGE
- STUNNING DINING-KITCHEN
- GUEST W/C
- FAMILY BATHROOM
- GARAGE & DRIVEWAY
- NO UPWARD CHAIN

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MISREPRESENTATION ACT 1967

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