



126a Clifton Street, Bilston, Staffordshire, WV14 9HB

BERRIMAN  
EATON

# 126a Clifton Street, Bilston, Staffordshire, WV14 9HB

126a Clifton Street is a traditional terraced property which has on road parking and an enclosed rear garden. There is a secured alley access and a cellar which would make excellent storage. The property benefits from central heating, double glazing and no upward chain.

(WOMBOURNE OFFICE)  
EPC: D

## LOCATION

Clifton Street is conveniently situated within walking distance to Sedgley which provides an extensive range of local amenities. The more extensive facilities of Wolverhampton City Centre, Dudley and Stourbridge are all within convenient travelling distance with national rail services running from Coseley station which is within 1.5 miles. The M5, M6 and M6 Toll facilitate fast motor communications to the entire motorway network and industrial West Midlands and, furthermore, the area is well served by schooling. With regular public transport services to Dudley, Wolverhampton and Birmingham town centres.

## DESCRIPTION

126a Clifton Street is a traditional terraced property which has on road parking and an enclosed rear garden. The internal accommodation briefly comprises sitting room, lounge utility area, kitchen and shower room to the ground floor. To the first floor there are two large bedrooms. There is a secured alley access and a cellar which would make excellent storage. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

A uPVC door with opaque leaded insert leads into the LIVING ROOM which has a radiator and a double glazed part leaded bay window to the front elevation. A door leads to the INNER LOBBY where the staircase rising to the first floor landing. The DINING ROOM has a decorative feature fireplace with provision for an electric fire, radiator and double glazed French doors to the rear garden. The UTILITY has a range of wall and base units with complementary work surface. There is a wooden opaque glazed door with matching side panels to the garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring induction hob. There is a wall mounted central heating boiler, radiator and a double glazed window to the side elevation. The SHOWER ROOM has a walk-in curved glazed cubicle with multi headed shower, pedestal wash hand basin and low level W.C. Chrome heated ladder towel rail, tiled walls and a uPVC double glazed opaque window to the side elevation.

The staircase rises to the first floor LANDING. BEDROOM ONE has a radiator and a double glazed part leaded window to the front elevation. BEDROOM TWO has a storage cupboard with fitted shelving, radiator and a double glazed window to the rear elevation.

## OUTSIDE

There is on road parking to the front of the property. There is a pathway with a step to the front door and flanked by a small graveled foregarden beyond a law dwarf wall. A separate uPVC door gives access to a covered walkway with steps down to the cellar with automatic light which provides handy storage. The rear garden has a paved patio area and a lawn area with brick-built storage shed.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND B – Dudley MBC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

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### Lettings Office

01902 749974

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01562 546969

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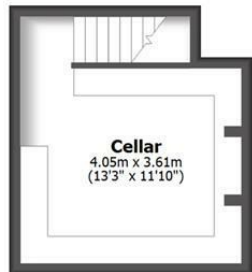
EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

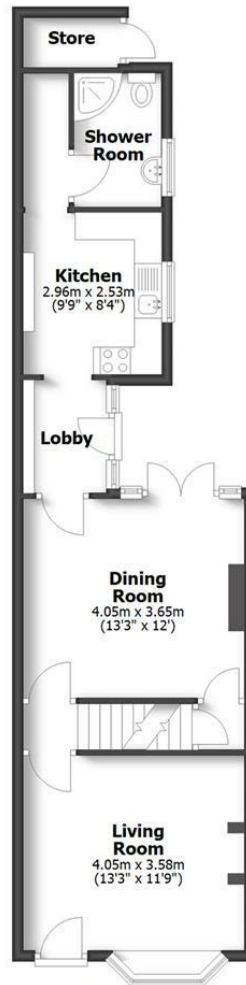


**126a CLIFTON STREET  
SEDGLEY**

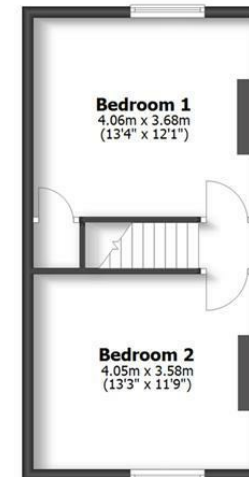
HOUSE: 84.8sq.m. 913sq.ft.  
 CELLAR: 17.5sq.m. 188sq.ft.  
 STORE: 1.6sq.m. 17sq.ft.  
**TOTAL: 103.9sq.m. 1118sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Cellar**



**Ground Floor**



**First Floor**

