



17 Fieldview Close, Coseley, Bilston, West Midlands, WV14 8RH

BERRIMAN
EATON

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A well appointed four bedroom detached property providing spacious accommodation

LOCATION

17 Fieldview Close stands in a modern cul de sac which lies within easy reach of a wide range of local facilities with the more extensive amenities afforded by Bilston, Dudley and Wolverhampton City centre being nearby. The area is well established, is a popular residential location and is well served by schooling.

DESCRIPTION

17 Field View close is a well presented family home which has been much improved over the years with a substantial, two storey extension to the rear vastly enhancing the scope of accommodation provided.

The property now provides living accommodation which is ideal for contemporary family requirements and is tastefully decorated through out and has been well maintained.

ACCOMMODATION

A composite front door with matching side panel opens into the HALL with tiled flooring and a door to the LOUNGE with integrated ceiling lighting, a double glazed square walk in bay to the front, an electric fire set in a formal surround, part wood panelling to the walls and an open doorway to the DINING KITCHEN with a range of contemporary wall and base units with roll top working surface and matching breakfast bar, sink and drainer, space for a fridge freezer, an integrated dishwasher, a range of integrated, Hotpoint appliances including a four ring electric hob with extractor fan above, a double electric oven, an understairs storage cupboard and an open doorway through to the DINING ROOM with double glazed double doors opening into the rear garden and an open doorway to the SITTING ROOM with double glazed double doors to the rear garden. From the kitchen a door opens into the LAUNDRY with space and plumbing for a washing machine and tumble dryer with a roll top working surface above, a useful store cupboard, a wall mounted Vaillant boiler and a GUEST CLOAKROOM with WC, wash basin, vanity cupboard, double glazed window and tiled flooring throughout the laundry and cloakroom and a double glazed door from the laundry opens into a STORE with a double glazed door to the rear garden. From the hall a door opens into a further SITTING ROOM with a double glazed window to the front, wiring for a wall mounted TV and integrated ceiling lighting.

Stairs from the hall rise to the first floor landing with access to the loft and a linen cupboard. The PRINCIPAL SUITE is a good size double room with a double glazed window to the front, a range of contemporary fitted furniture and an EN-SUITE SHOWER ROOM with a fully tiled shower cubicle, wash basin, WC and tiled floor, double glazed window and a heated ladder towel rail. BEDROOM TWO is an excellent size double room with a double glazed window to the rear and fitted wardrobes with mirrored sliding doors. BEDROOM THREE is also a good size double room with a double glazed window to the rear and a built in wardrobe with sliding mirrored doors. BEDROOM FOUR is also double in size with a double glazed window to the front and wardrobe with sliding mirrored doors and the HOUSE BATHROOM has a white suite with a panelled bath with shower over, pedestal wash basin, WC, heated ladder towel rail, tiled floor and tiled walls.

OUTSIDE

17 Fieldview Close sits behind a large DRIVEWAY laid in imprinted concrete. There is gated side access to the REAR GARDEN with an entertaining terrace providing two seating areas around a shaped lawn, there is a shed, external lighting and external electricity point.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the four main providers cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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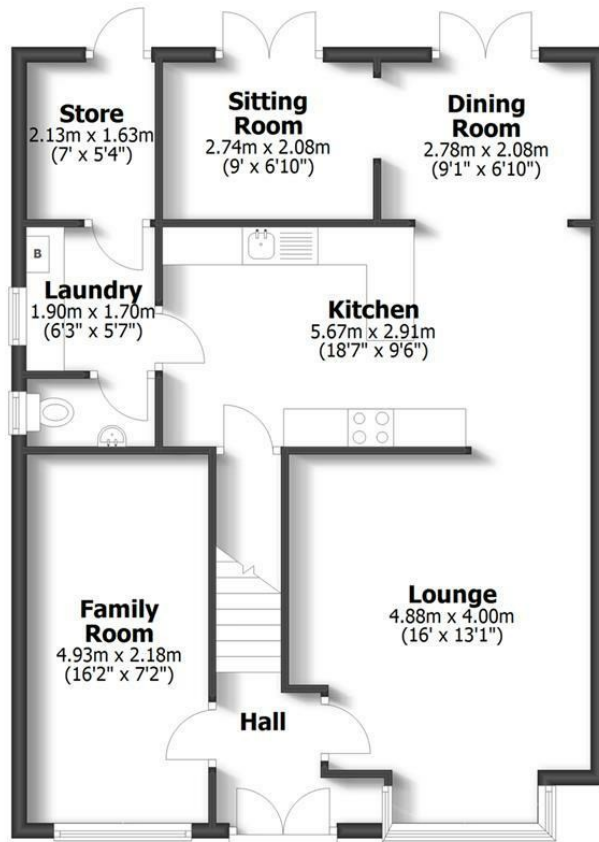
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

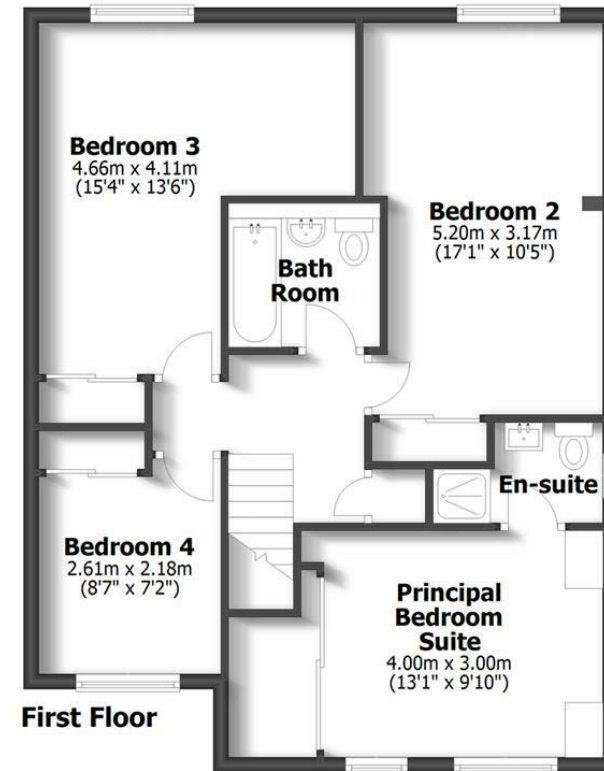


**17 FIELDVIEW CLOSE
COSELEY**

TOTAL: 142.8sq.m. 1538sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

