



24 Strathern Drive, Coseley, Bilston, WV14 9HE

BERRIMAN
EATON

24 Strathern Drive, Coseley, Bilston, WV14 9HE

This is a modern three story townhouse with off road parking and an enclosed and private rear garden. The internal accommodation briefly comprises a ground floor sitting room with shower room and utility. To the first floor there is a living room benefitting from elevated viewings across the West Midlands conurbation and kitchen dining room with access onto the rear garden. To the second floor there are three further generous bedrooms and family bathroom comprising of a white suite. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Strathern Drive is a popular cul de sac which is situated just off Hurst Hill which provides convenient access onto the Birmingham New Road which allows transport access to Wolverhampton and Birmingham. There are shops and facilities, including a Tesco Express, halfway down Hurst Hill with the closest towns being Sedgley and Bilston. Hurst Hill Primary School is within walking distance with Manor Primary School also being close by.

DESCRIPTION

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ACCOMMODATION

The PORCH has a UPVC entrance door with opaque leaded inserts, a storage cupboard and a wooden door which gives access to the ENTRANCE HALL. There is a staircase with wooden balustrades rising to the first floor, radiator and access into the UTILITY which has fitted worksurfaces with inset sink and mixer tap, plumbing and space for washing machine and tumble dryer and radiator. The CLOAKROOM has a low level WC, wash hand basin and mixer tap, part tiling to walls and radiator. The SITTING ROOM (formerly the garage and currently being used as an office) benefits from a double glazed window to the front elevation, spotlights radiator and door into the SHOWER ROOM which has a walk in curved cubicle, low level WC, wash hand basin part tiling to walls and spotlights.

The staircase rises to the FIRST FLOOR which opens into the LIVING ROOM, there are two double glazed windows giving stunning elevated views, radiator, fireplace with provision for an electric fire, stairs and wooden balustrades rising to the second floor and a door which leads into the KITCHEN/DINING ROOM. This is fitted with a high quality range of wall and base units with complementary work surfaces, inset sink with mixer tap, double oven with induction hob and fitted extractor, integrated dishwasher and space for fridge freezer. There is a double glazed window overlooking the garden and a double glazed sliding patio door giving access. There is a radiator and spotlights.

The staircase rises to the SECOND FLOOR LANDING which has wooden balustrades, airing cupboard which houses the wall mounted central heating boiler and loft access. The BATHROOM is fitted with a white suite which comprises bath with glazed screen and multi headed shower over, vanity wash hand basin with mixer tap which incorporates the low level WC. There is a double glazed opaque window to the rear elevation, heated ladder towel rail, spotlights and tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobes with sliding doors and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation, radiator and storage cupboard which is fitted over the stairs recess.

OUTSIDE

To the front of the property there drive providing off road parking for several vehicles and small foregarden. The REAR GARDEN has a decked patio and steps leading to the top of the garden, there are two further lawned tiers with a shed on the top tier, there is fencing the boundary and a pedestrian gate which gives access across the back of the neighbours house to the front of the property.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

EPC: C

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.

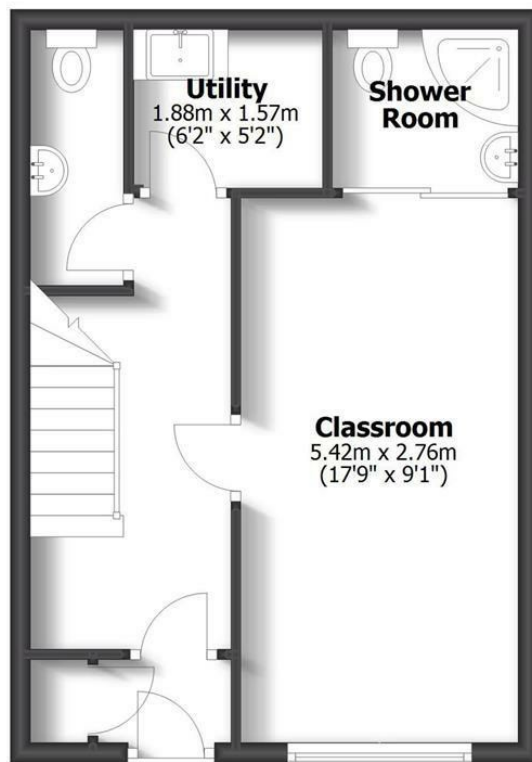


24 Strathern Drive

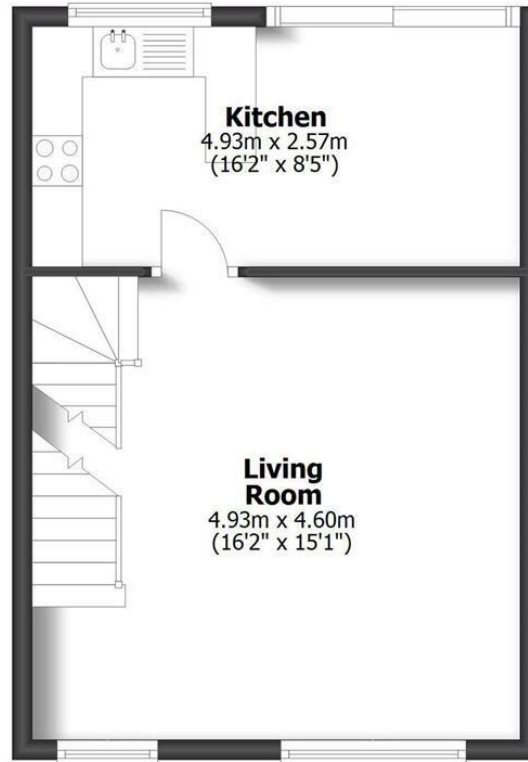
Coseley

TOTAL: 106.4sq.m. 1145sq.ft.

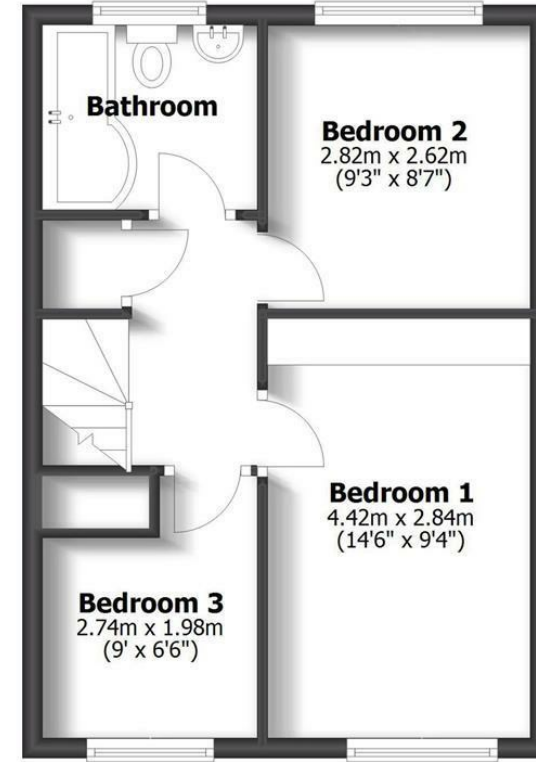
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

