



1 MASLIN DRIVE

BILSTON, WV14 9AF

OFFERS IN THE REGION OF £260,000
FREEHOLD

NO CHAIN - Extended three bedroom semi-detached home situated in an extremely popular cul-de-sac location convenient for a wide range of amenities. The property offers both spacious and versatile accommodation throughout comprising entrance porch, hall, living room, dining kitchen, study/playroom, separate dining/sitting room, utility, ground floor w.c and shower room, three bedrooms and a family bathroom. A driveway provides off road parking.



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- NO ONWARD CHAIN • THREE BEDROOM SEMI-DETACHED HOME • SEPARATE LIVING & DINING/SITTING ROOMS • VERSATILE ACCOMMODATION • GROUND FLOOR W.C AND SHOWER • THREE BEDROOMS • CUL-DE-SAC LOCATION • CLOSE TO AMENITIES



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE PORCH

Door to the hallway.

HALL

Staircase to the first floor landing and door to the living room.

LIVING ROOM

Window to the front and radiator.

OPEN PLAN DINING KITCHEN

Doors to the study/playroom, side lobby and rear garden.

STUDY/PLAYROOM

Window to the front.

SIDE LOBBY

Doors to a versatile reception room, utility room, ground floor w.c and shower room.

RECEPTION ROOM

Window to the side.

UTILITY

GROUND FLOOR W.C

Window to the rear and low level w.c.

SHOWER ROOM

Tiled walls, shower cubicle.

FIRST FLOOR LANDING

Window to the side and doors to:

BEDROOM ONE

Window to the front and radiator.

BEDROOM TWO

Window to the rear and radiator.

BEDROOM THREE

Window to the front and radiator.

BATHROOM

Obscure window to the rear and suite comprising close coupled w.c, wash hand basin and panelled bath.

GARDEN

To the rear of the property is an enclosed split-level garden with a patio area and steps down to a lawn beyond. A side passageway provides access to the front.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Dudley Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast, Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

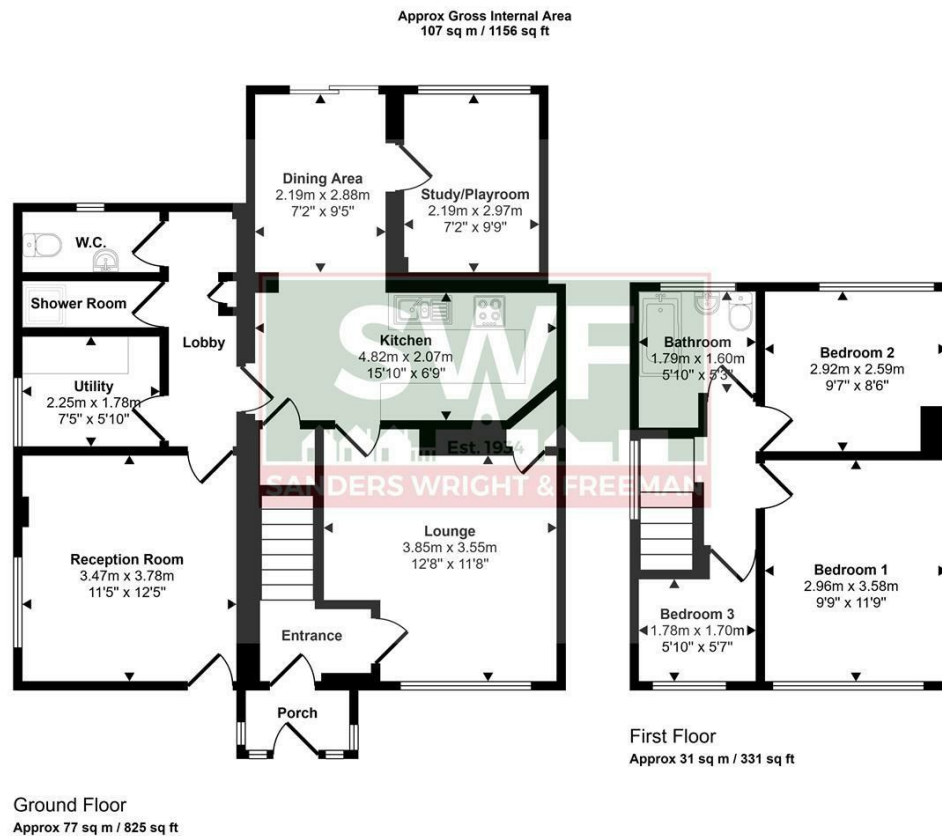
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and

speed.

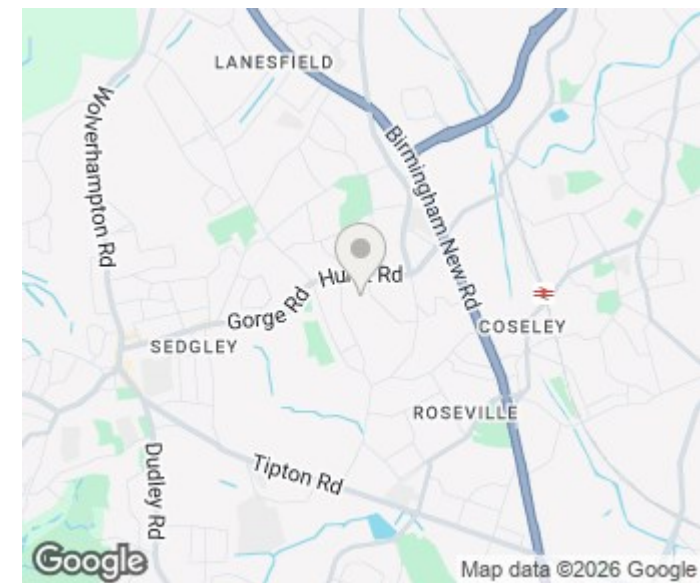
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements