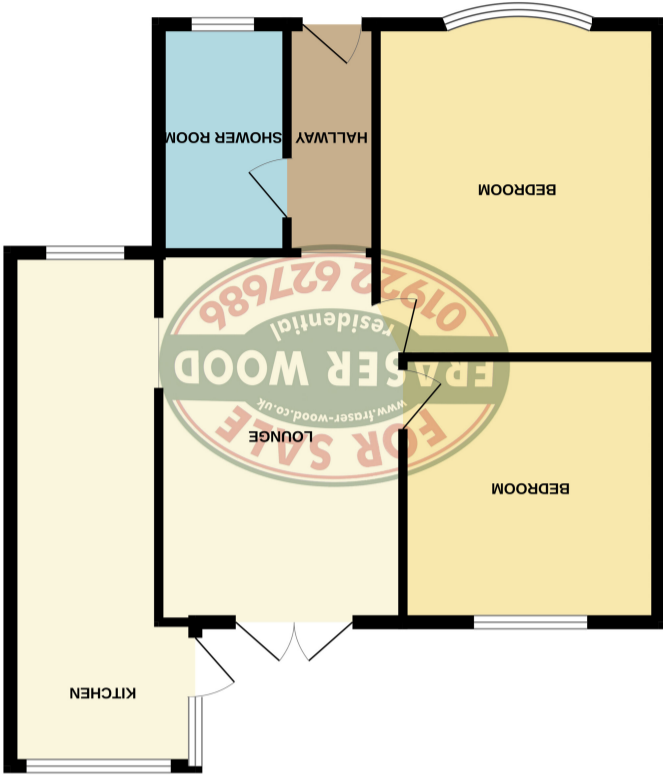




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

When every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such. Any prospective purchaser. The services, systems and appliances shown have been listed and guaranteed as to their quantity or capacity and to be given.

| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| England, Scotland & Wales                   |         |
| EU Directive 2002/91/EC                     |         |
| Not energy efficient - higher running costs |         |
| G   | (1-20)  |
| F   | (21-38) |
| E   | (39-54) |
| D   | (55-68) |
| C   | (69-80) |
| B   | (81-91) |
| A   | (92+)   |
| Very energy efficient - lower running costs |         |
| 55  | 84      |



GROUND FLOOR



13 Rainbow Street, Bilston, WV14 8SX

OFFERS REGION £195,000



### 13 RAINBOW STREET, BILSTON

This well presented, extended, semi-detached bungalow is conveniently situated in this popular residential area well served by local amenities.

Viewing is highly recommended to fully appreciate the well-presented accommodation, which briefly comprises the following:- (all measurements approximate)

#### RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, coved cornices and wooden flooring.

#### LOUNGE

4.77m x 3.14m (15' 8" x 10' 4") having UPVC double glazed French doors to rear garden, ceiling light point, central heating radiator, wooden flooring, loft hatch, coved cornices and feature fireplace surround.

#### WELL EQUIPPED KITCHEN

6.60m x 1.90m (21' 8" x 6' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, gas cooker point, appliance space, wine rack, wooden flooring, three ceiling light points, central heating radiator, UPVC double glazed windows to front and rear and UPVC door to rear garden.

#### BEDROOM NO 1

4.28m maximum x 3.64m (14' 1" x 11' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, wooden flooring and coved cornices.

#### BEDROOM NO 2

3.42m x 3.27m (11' 3" x 10' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and coved cornices.

#### SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, extractor fan and UPVC double glazed window to front.

#### OUTSIDE

##### GRAVELLED DRIVEWAY

providing off-road parking for several vehicles and pathway to front door.

##### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mainly gravelled with timber garden shed and summer house.

#### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

#### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

#### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B with Dudley Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/16/07/24

© FRASER WOOD 2024.

#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

#### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

