

# Rees Page



## 10 Breen Rydding Drive, Coseley, Bilston, WV14 9QQ

This detached family home offers great potential and is ideally situated for surrounding amenities and commute.

The three-bedroom accommodation benefits from double glazing and radiator central heating (both where specified), has an open plan living area, kitchen, utility, guests WC and family bathroom.

To the fore is a block paved driveway with access to a garage, and to the rear is a split-level garden of patio and lawn.

With no upwards chain and offers invited for consideration, viewing is highly recommended.

Offers Around

**£255,000**





### Entrance

Is made via a 'storm porch' with double glazed door and window, wall light, meter cupboard and door into

### Reception Hall

With a ceiling light, radiator and door into

### Living Room

L-Shaped: 23' 10" max/7' 4" min x 14' 0" max /9' min (7.26m max x 4.27m max)

With a double glazed front window, ceiling lights, stone fireplace with gas fire, two radiators, double glazed patio doors to rear garden and door into



### Kitchen

8' 11" x 8' 0" (2.72m x 2.44m)

Having a range of fitted wall and base units, square edge work surfaces, inset sink and drainer, tiled splashbacks, gas cooker point, ceiling light, double glazed rear window and door into

### Utility Room & WC

10' 5" x 8' 2" (3.17m x 2.49m)

Comprising of an open area with ceiling light, sink unit, plumbing for a washing machine, wall cupboard, double glazed rear door and window, door to garage and door to:

WC - with ceiling light and tiled floors.



### Garage

18' 10" x 8' 0" (5.74m x 2.44m)

With a ceiling light, cupboard and shelving, plus an electric roller shutter garage door.

Stairs rise from the hallway to a first floor

### Landing

With a double glazed side window, ceiling light, airing cupboard with radiator and doors into

### Bedroom One

11' 8" x 11' 0" (3.56m x 3.35m)

With a double glazed front window, ceiling light, fitted wardrobes and a radiator.





## Bedroom Two

10' 0" x 8' 11" min (3.05m x 2.72m)

With a double glazed rear window, ceiling light, radiator, and built-in wardrobes to one wall.

## Bedroom Three

7' 6" max x 6' 0" max (2.29m x 1.83m)

With a double glazed front window, ceiling light, radiator and built-in over stairs cupboard with Alpha boiler.



## Shower Room

8' 0" x 5' 8" (2.44m x 1.73m)

With a glazed shower cubicle, WC, pedestal washbasin, tiled walls, ceiling light, loft access hatch, radiator and a double glazed rear window.



## OUTSIDE

To the rear is an enclosed garden with patio area and steps down to a lawned area, with gated side access and a shed, plus cold water tap.

To the fore is a block paved driveway, with access to the garage and gated access to the side.

## Location

Ideally situated for a wide range of local amenities and convenient for commute along well established road networks, the property is situated in west Coseley, just off the A4123 Birmingham New Road. Turn into Ivyhouse Lane and then left in Breen Rydding Drive and the property can be found on the right.

For SATNAV please use the postcode WV14 9QQ



## NB

The property forms part of an Estate and Probate has been granted.

There is no upwards chain.

Fixtures & fittings, such as curtains, carpets, light fittings will remain in situ as seen.

Offers are invited for consideration.

**Council Tax:** Dudley Band C

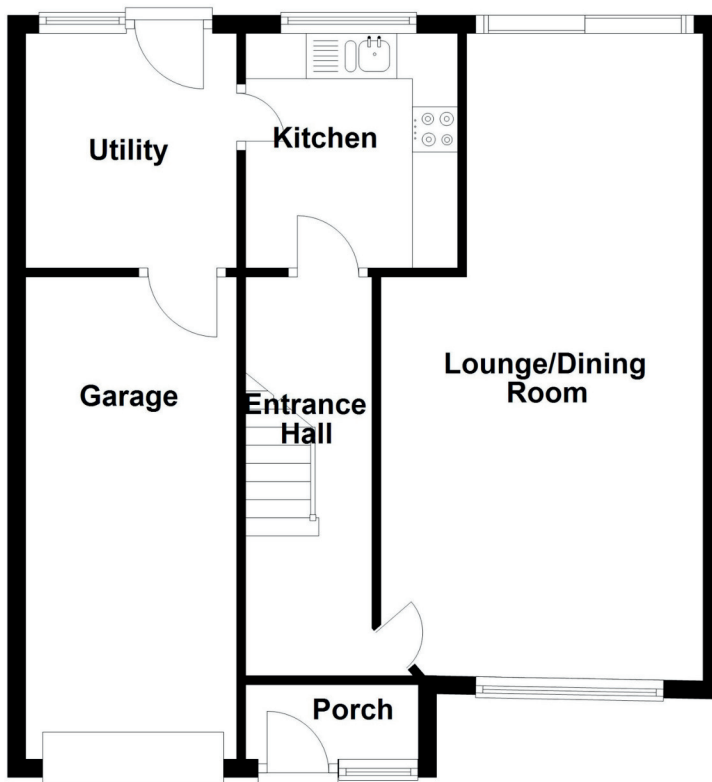
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**Energy Performance Rating:** C

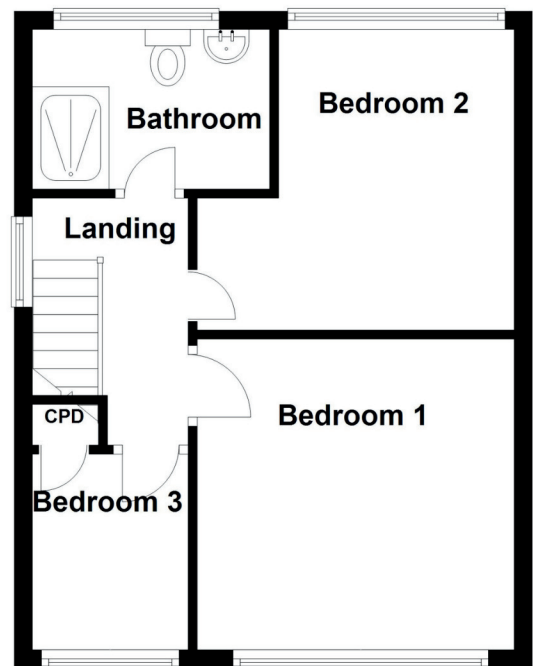


**Total Floor Area = 71 square metres**

**Ground Floor**



**First Floor**



**10 Breen Rydding Drive, Coseley, Wolverhampton**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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