



1 RAINBOW STREET

BILSTON, WV14 8SX

OFFERS IN THE REGION OF £175,000
FREEHOLD

NO CHAIN - Two bedroom semi-detached home situated on a spacious corner plot offering a unique opportunity to a range of buyers. Whilst the property would benefit from a scheme of modernisation, it is ideally located for access to a number of schools, shops and has excellent links to The Black Country Route & Birmingham New Road with spacious accommodation throughout featuring entrance porch, kitchen, through living/dining room, two double bedrooms and a family bathroom.



1 RAINBOW STREET

- Available With No Onward Chain • Ideal For First Time Buyers Or Investors • Spacious Corner Plot • Unique Proposition • Two Double Bedrooms • Through Living/Dining Room • Gated Driveway • Entrance Porch



APPROACH

The property is approached via a gated forecourt providing ample off road parking and storage space for a range of vehicles.

ENTRANCE PORCH

Plumbing for a washing machine, space for a dryer and a door to the kitchen.

KITCHEN

8'9" x 7'6"

Double glazed window to the side, radiator, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for various household appliances and a door to the through living/dining room.

THROUGH LIVING/DINING ROOM

28'2" x 11'10"

Double glazed bow window to the front, two radiators, feature fireplace, double glazed sliding patio doors to the rear and a staircase to the first floor landing.

FIRST FLOOR LANDING

Double glazed window to the side and doors to:

BEDROOM ONE

12'5" x 11'11"

Double glazed window to the front and radiator.

BEDROOM TWO

12'1" into wardrobe x 11'9"

Double glazed window to the rear, radiator and fitted wardrobes.

BATHROOM

Double glazed obscure window to the side, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin, panelled bath and shower enclosure.

OUTSIDE

The property is served by a large versatile outside space the front, side and rear which is mainly paved with a gated lawned area 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>

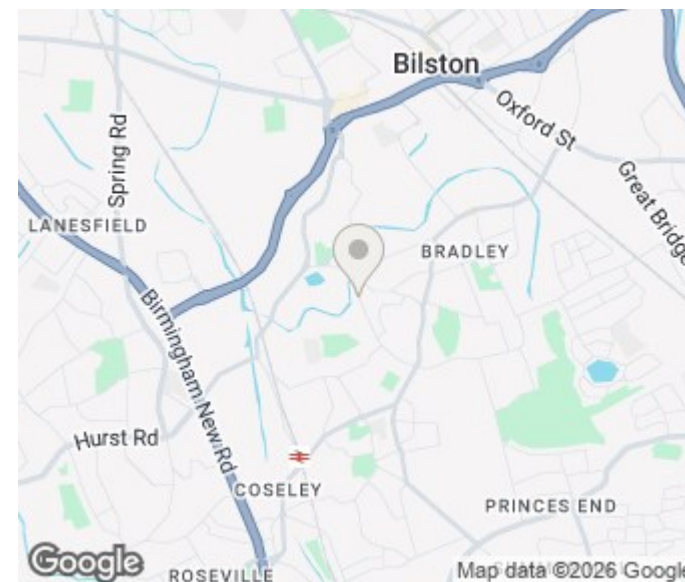
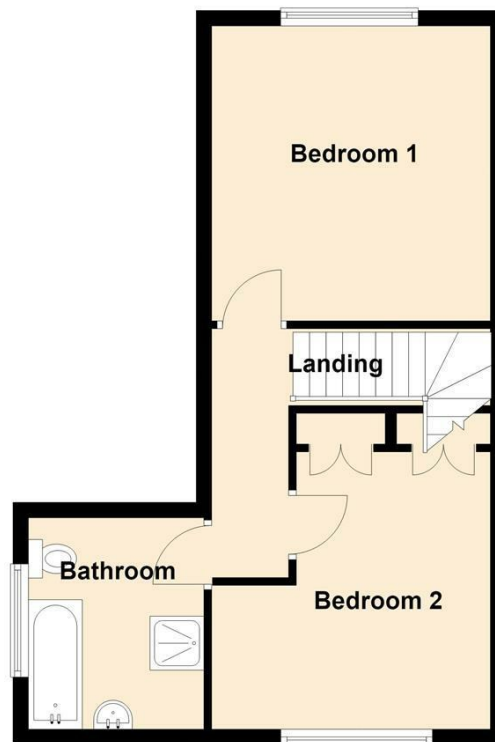
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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