



**Ward Street, Ettingshall  
Wolverhampton, WV2 2NU**

**Offers in the Region Of £320,000**

An outstanding detached residence impressive and stylish throughout, providing excellent family accommodation that must be seen to be appreciated.

Occupying a delightful position in a highly popular modern development, this stunning property has been extremely well maintained and benefits from four bedrooms and two bathrooms. Further noteworthy features to this family home include: 15ft living room, 18ft dining kitchen, utility room, ground floor W.C, garage, off road parking, central heating, double glazing and a particularly pleasant rear garden.

The property is local to a range of amenities including shops, schools and public transport services.

**Energy Rating - B Council Tax Band - D Tenure - FREEHOLD**

**Approach** By way of tarmacadam driveway providing off road parking past lawn fore-garden.

**Entrance Hall** Having central heating radiator and stairs off.

**Living Room** 15' 8" x 10' 10"max (4.77m x 3.30m max) Having central heating radiator, double glazed window and double doors to kitchen/diner.

**Kitchen/Diner** 18' 4" x 10' 2" (5.58m x 3.10m) Having inset stainless steel sink with fitted base units and Granite work tops, built-in oven with 4 ring gas hob and cooker, integrated refrigerator, fitted wall cupboards and ceramic floor tiling. Central heating radiator, double glazed window, double glazed doors to rear garden, under stairs storage cupboard and flush ceiling spot lights.

**Utility Room** 6' 11" x 5' 2" (2.11m x 1.57m) Having Granite work top, plumbing for washing machine, wall mounted combination boiler, ceramic floor tiling, central heating radiator, double glazed door to rear garden and door to garage.

**W.C. Off** Having low flush W.C, wall mounted wash hand basin, ceramic floor tiling, central heating radiator and double glazed window.

**Landing** Having storage cupboard and hatch to roof space.

**Bedroom One** 14' 2"max x 13' 2"max (4.31m max x 4.01m max) Having central heating radiator, double glazed window and storage cupboard.

**En-Suite Shower Room** 6' 9" x 5' 11" (2.06m x 1.80m) Having shower cubicle with shower fitting, pedestal wash hand basin, low flush W.C, heated towel rail, double glazed window and laminate flooring.

**Bedroom Two** 12' 2" x 9' 4" (3.71m x 2.84m) Having central heating radiator and double glazed window.

**Bedroom Three** 9' 7" x 9' 3" (2.92m x 2.82m) Having central heating radiator and double glazed window.



**Bedroom Four** 9' 7" x 7' 1" (2.92m x 2.16m) Having central heating radiator and double glazed window.

**Bathroom** 6' 10" x 6' 3" (2.08m x 1.90m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Part ceramic wall tiling, extractor fan, central heating radiator, double glazed window and laminate flooring.

**Rear Garden** Enclosed from neighbouring properties, gated side access and neat lawn area.

**Garage** 15' 10" x 9' 0" (4.82m x 2.74m) Having 'Up & Over' door, light and power points.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: D**

**EPC RATING: B**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

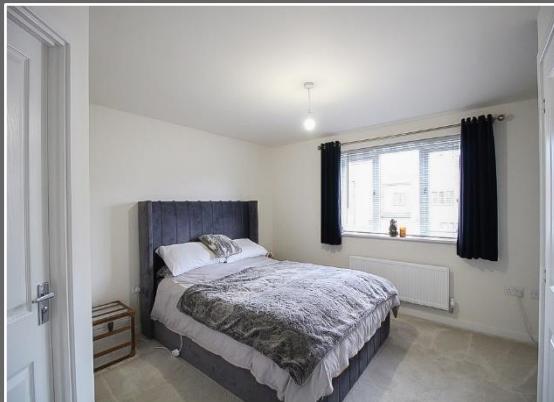
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





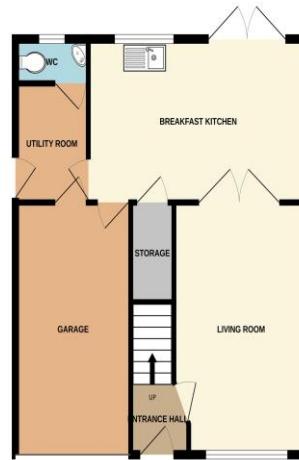
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GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operation or efficiency can be given.  
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