



**Coningsby Drive,
Wolverhampton, WV2 2RN**

£229,950



A stylish and modern semi-detached family home, well maintained and superbly presented throughout that simply must be seen to be appreciated.

The property briefly comprises; entrance hall, living room, inner hall, ground floor W.C, kitchen/diner, three bedrooms, en-suite shower room to bedroom one, family bathroom and garage.

To the front of the property there is off road parking and a delightful garden to the rear.

This beautiful home is located within a convenient and popular modern development close to a range of amenities including shops, schools and public transport services.

Approach By way of 'Creteprint' driveway providing off road parking.

Entrance Hall Having central heating radiator, ceramic floor tiling and door to garage.

Living Room 16' 1" x 10' 2" (4.90m x 3.10m) Having central heating radiator, double glazed window and laminate flooring.

Inner Hall Having central heating radiator, stairs off and laminate flooring.

W.C. Off Having low flush W.C, pedestal wash hand basin, ceramic floor tiling and central heating radiator.

Kitchen/Diner 18' 9" x 7' 7" (5.71m x 2.31m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring electric hob and cooker hood and plumbing for washing machine. Range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall and floor tiling, central heating radiator, double glazed window and double glazed French doors to rear garden.

Landing Having storage cupboard and hatch to roof space.

Bedroom One 13' 11" max x 9' 7" max (4.24m max x 2.92m max) Having central heating and two double glazed windows.

En-Suite Shower Room 6' 10" x 4' 8" (2.08m x 1.42m) Having shower cubicle with shower fitting, pedestal wash hand basin, low flush W.C, ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Bedroom Two 11' 3" x 8' 8" (3.43m x 2.64m) Having central heating radiator and double glazed window.

Bedroom Three 9' 10" x 7' 10" (2.99m x 2.39m) Having central heating radiator and double glazed window.

Bathroom 8' 8" x 5' 7" (2.64m x 1.70m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Ceramic wall and floor tiling, extractor fan, central heating radiator and double glazed window.





Garage 16' 0" x 7' 10" (4.87m x 2.39m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed from neighbouring properties, paved patio area, cold water tap, gated side access, step to neat lawn area, numerous flowers and flowering shrubs.

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: C

EPC RATING: C

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.





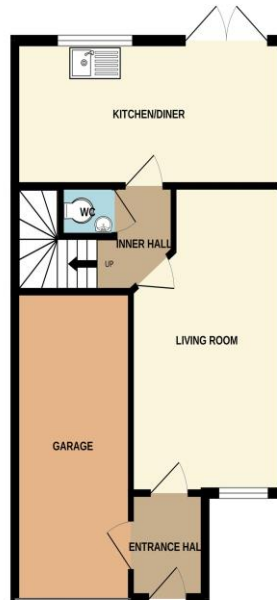
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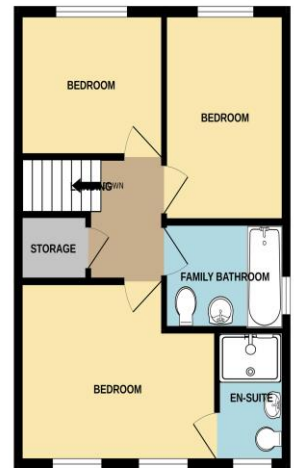
bilston@skitts.net



GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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