



**Ward Grove, Lanesfield
Wolverhampton, WV4 6PQ**

£185,000

A pleasant semi-detached bungalow with two double bedrooms offered for sale with no upward chain and situated in a popular residential area. This well maintained home benefits from central heating, double glazing, off road parking and a good size rear garden.

Further noteworthy features include: living room with bay window, stylish fitted kitchen with small utility area off, wet room and two bedrooms.

A range of amenities are close to hand including shops, schools and public transport services, plus Birmingham New Road/A4123 providing good access into Dudley, Wolverhampton and Birmingham City centres.

Council Tax Band B. Energy Rating D. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles and having side uPVC door.

Living Room 14' 0" x 10' 11" (4.26m x 3.32m) Having feature fireplace and double glazed bay window.

Kitchen 9' 11" x 9' 10" (3.02m x 2.99m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. 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 utility area.

Bedroom One 11' 3" x 9' 7" (3.43m x 2.92m) Having fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 1" x 8' 4" (3.38m x 2.54m) Having central heating radiator and double glazed window.

Wet Room 7' 2" x 5' 1" (2.18m x 1.55m) Having 'White' suite comprising: shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.

Rear Garden Having block paved patio area, cold water tap, neat lawn areas, numerous flowers and flowering shrubs. Garden shed and gated side access.



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: B

EPC RATING: D

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.

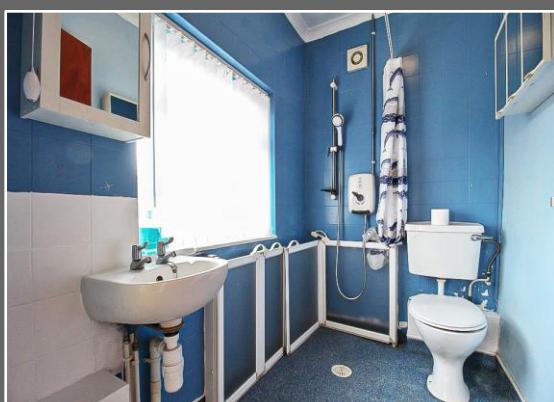
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

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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.

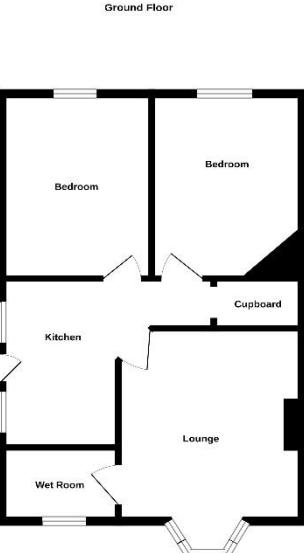
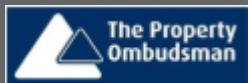




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SIGNED :

DATE: