



**Mount Road, Lanesfield
Wolverhampton, WV4 6NE**

£230,000

An extremely well presented detached bungalow situated in a popular residential area local to a range of amenities and is for sale with no upward chain. This particularly delightful home with two double bedrooms offers spacious accommodation and must be seen to be appreciated.

The property is tastefully decorated and benefits from central heating, double glazing, off road parking, detached garage and a private rear garden perfect for relaxation with patio area, neat lawn area, flowers and fruit trees.

Further noteworthy features include: living room with door to rear garden and archway into dining area, dining kitchen, entrance porch and reception hall, two good size bedrooms and a modern shower room.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch Having double glazed front door.

Reception Hall Having central heating radiator and loft hatch for access by way of retractable ladder. (Combination boiler in loft).

Living Room 13' 11" x 12' 3" (4.24m x 3.73m) Having gas fire with marble type surround, hearth and fireplace, central heating radiator and double glazed french doors to the rear garden.

Dining Area 10' 0" x 8' 3" (3.05m x 2.51m) Having central heating radiator and double glazed window.

Dining Kitchen 13' 10" x 8' 7" (4.21m x 2.61m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, plumbing for washing machine and inset gas fire. Ceramic wall and floor tiling, central heating radiator, two double glazed windows and door leading out.

Bedroom One 12' 2" x 8' 4" (3.71m x 2.54m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 12' 4" x 11' 2" (3.76m x 3.40m) Having central heating radiator, laminate flooring and double glazed bay window.

Shower Room 6' 8" x 5' 6" (2.03m x 1.68m) Having white suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, airing cupboard, central heating radiator and double glazed window.

Detached Garage 22' 0" x 9' 11" (6.70m x 3.02m) Having 'Up & Over' door, light, power points and pit.

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



Buyers Information In line with UK anti-money laundering regulations, 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 £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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: 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.

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.

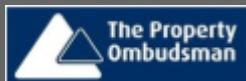




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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for illustrative purposes only and should not be relied on as an accurate representation of the property. It is intended for guidance only and no guarantee is given as to their suitability or accuracy can be given.

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: