

SKITTS

ESTATE AGENTS



Redhill Avenue, Wombourne
Wolverhampton, WV5 0HF

£285,000

01902 686868

We Value Your Home



An extremely well presented and recently improved semi-detached property occupying a quiet position in a popular residential area. This delightful family home with three good size bedrooms is tastefully decorated and benefits from central heating, double glazing, off road parking and a detached garage.

This spacious home offers further highlights including a homely living room with electric fire and feature fire-place, fitted kitchen with integrated appliances and dining area off, a stylish first floor bathroom and a neat low maintenance garden to the rear with good size patio area and artificial lawn area.

A range of amenities including shops, schools and public transport services are close to hand with the popular Wombourne centre also close by.

INTERIOR VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS IMPRESSIVE FAMILY HOME.

Contact Skitts Sedgley office to arrange a convenient appointment.

Council Tax Band B. Energy Rating D. Tenure FREEHOLD. Full details and measurements to follow shortly..

Approach By way of tarmac driveway providing off road parking for numerous vehicles.

Reception Hall Having composite front door and central heating radiator.

Living Room 14' 7" x 14' 6" (4.44m x 4.42m) Having pebble effect electric fire with marble type surround, hearth and fireplace, central heating radiator and double glazed bow window.

Dining Kitchen 18' 6" x 11' 9" (5.63m x 3.58m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, integrated refrigerator and freezer. Plumbing for washing machine, range of fitted wall cupboards and under stairs storage cupboard. Ceramic wall tiling, central heating radiator, three double glazed windows and door leading out.

Landing Having loft hatch for access, airing cupboard housing combination boiler and double glazed window.

Bedroom One 11' 11" x 11' 10" (3.63m x 3.60m) Having central heating radiator and double glazed window.

Bedroom Two 15' 7" x 9' 4" (4.75m x 2.84m) Having central heating radiator and double glazed window.

Bedroom Three 12' 1" x 8' 9" (3.68m x 2.66m) Having built in storage cupboard, central heating radiator and double glazed window.

Bathroom 9' 1" x 6' 4" (2.77m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.



Detached Garage 15' 11" x 8' 4" (4.85m x 2.54m) Having 'Up & Over' door, double glazed window, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area 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.

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.

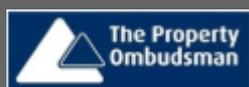




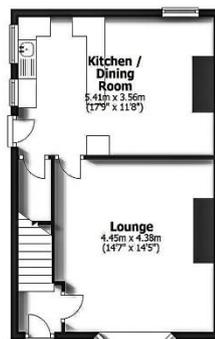
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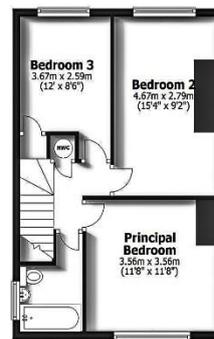
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30 Redhill Avenue
Wombourne



Ground Floor



First Floor



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: