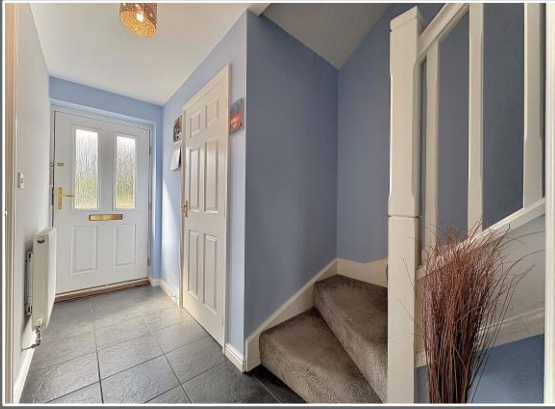




Dunoon Drive, Lanesfield
Wolverhampton, WV4 6BS

£220,000



An extremely well presented and deceptively spacious property ideal as either a first home or family residence due to the impressive accommodation. This modern style terraced property with three bedrooms and two bathrooms occupies a delightful position in a popular residential area local to a range of amenities and has easy access onto Birmingham New Road/A4123 for commuting.

This tastefully decorated home has been well maintained throughout and benefits from central heating, double glazing, off road parking, a pleasant rear garden and no upward chain.

Further highlights include a good size living room with door leading out to the rear, a fitted kitchen, a useful downstairs WC, first floor family bathroom plus en-suite shower room and three bedrooms. This delightful home must be seen to be appreciated.

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

Approach By way of tarmac driveway providing off road parking past lawn fore garden.

Reception Hall Having composite front door, central heating radiator and ceramic flooring.

Downstairs WC Having low flush WC, wash hand basin, central heating radiator, ceramic wall and floor tiling.

Living Room 14' 11" x 14' 6" (4.54m x 4.42m) Having storage cupboard, two central heating radiators and double glazed door to the rear garden.

Dining Kitchen 10' 6" x 8' 1" (3.20m x 2.46m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, plumbing for washing machine, ceramic wall and floor tiling. Central heating radiator and double glazed window.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 10' 5" x 8' 7" (3.17m x 2.61m) Having built in wardrobes, central heating radiator and double glazed window.

En-suite 8' 7" x 4' 6" (2.61m x 1.37m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, shaver point and central heating radiator.

Bedroom Two 9' 5" x 8' 9" (2.87m x 2.66m) Having central heating radiator and double glazed window.

Bedroom Three 7' 7" x 6' 3" (2.31m x 1.90m) Having central heating radiator and double glazed window.

Bathroom 6' 2" x 6' 2" (1.88m x 1.88m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, shaver point, central heating radiator and double glazed window.





Rear Garden Having paved patio area, neat lawn area and gated rear 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: B
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.**

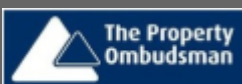
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



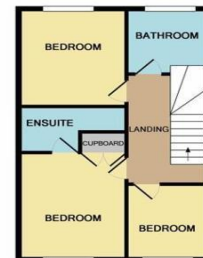
15 Dudley Street
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DY3 1SA

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GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: