

SKITTS

ESTATE AGENTS



**Dovedale Road, Ettingshall Park
Wolverhampton, WV4 6RF**

£235,000

01902 686868

We Value Your Home

A delightful bungalow situated in an extremely popular residential area and offered for sale with no upward chain. This spacious home has been extended to the rear and well maintained with interior viewing highly recommended.



This semi-detached bungalow benefits from central heating, double glazing, ample off road parking plus garage and a private rear garden perfect for relaxation. Further highlights to this impressive home include: two double bedrooms, a good size living room, 'L' shaped breakfast kitchen, a stylish shower room and a spacious reception hall.

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.

Reception Hall Double glazed door, double glazed window and central heating radiator.

Living Room 16' 0" x 12' 7" (4.87m x 3.83m) Coal effect gas fire, central heating radiator and double glazed window.

'L' Shaped Breakfast Kitchen 15' 0" x 12' 2" (4.57m x 3.71m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboards, ceramic wall tiling, central heating radiator, double glazed windows and door leading out.

Bedroom One 14' 8" x 10' 6" (4.47m x 3.20m) Range of built-in wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 7" x 11' 6" (3.53m x 3.50m) Central heating radiator and double glazed window.

Shower Room 8' 8" x 5' 5" (2.64m x 1.65m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, airing cupboard, Chrome heated towel rail and double glazed window.

Garage 16' 1" x 8' 5" (4.90m x 2.56m) Light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs and garden shed.





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.

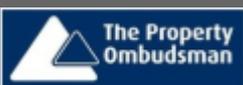




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GROUND FLOOR



THESE PARTICULARS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE AN OFFER OF A CONTRACT. THE BUYER SHOULD CONDUCT THEIR OWN SURVEY AND CHECK THE ACCURACY OF THE DETAILS. THE SELLER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THESE PARTICULARS.

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: