



**Beverley Crescent, Lanesfield**  
**Wolverhampton, WV4 6SZ**

**£210,000**



A well maintained semi-detached property situated in a popular residential area local to a range of amenities including shops, schools and public transport services.

This pleasant family home with three bedrooms is offered for sale with no upward chain and interior viewing is recommended. The property benefits from central heating, uPVC double glazing, two reception rooms, a fitted kitchen plus a useful utility room, a modern first floor shower room, off road parking, garage and a delightful rear garden.

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

**Approach** By way of paved driveway providing off road parking past lawn fore-garden.

**Entrance Porch** Double glazed door.

**Reception Hall** Laminate flooring and central heating radiator.

**Living Room** 11' 2" x 11' 0" (3.40m x 3.35m) Inset coal effect gas fire, central heating radiator and double glazed French doors out to the rear garden.

**Sitting Room** 13' 0" x 11' 10" (3.96m x 3.60m) Central heating radiator and double glazed bay window.

**Kitchen** 10' 9" x 6' 2" (3.27m x 1.88m) 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, ceramic wall tiling, laminate flooring, pantry, central heating radiator, double glazed window and door leading into utility.

**Utility** 8' 7" x 8' 6" (2.61m x 2.59m) Fitted work top with base units, plumbing for washing machine, ceramic wall tiling, wall mounted Worcester combination boiler, double glazed window and double glazed door leading out.

**Landing** Double glazed window and loft hatch for access.

**Bedroom One** 13' 8" x 11' 2" (4.16m x 3.40m) (into bay) Central heating radiator and double glazed bay window.

**Bedroom Two** 11' 0" x 10' 8" (3.35m x 3.25m) Central heating radiator and double glazed window.

**Bedroom Three** 7' 5" x 6' 3" (2.26m x 1.90m) Laminate flooring, central heating radiator and double glazed window.

**Shower Room** 7' 7" x 6' 2" (2.31m x 1.88m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, Chrome heated towel rail and double glazed window.

**Garage** 14' 6" x 8' 9" (4.42m x 2.66m) Having Up & Over doors, light and power points.







**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area, garden shed, numerous flowers, flowering shrubs, fruit trees and rose bushes.

**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.

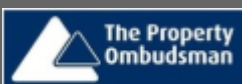




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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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

SIGNED : .....

DATE: .....