

SKITTS

ESTATE AGENTS



Hilton Road, Lanesfield
Wolverhampton, WV4 6BY

£170,000

01902 686868

We Value Your Home



A well presented semi-detached family home situated in an extremely popular residential area local to amenities including shop, schools and public transport services.

This well maintained property benefits from central heating, double glazing (both where specified), living room, a spacious dining kitchen, three bedrooms, a stylish bathroom, off road parking and rear garden.

Approach By way of paved driveway with gravel area.

Entrance Hall

Living Room 14' 3" x 11' 11" (4.351m x 3.633m) Having wall lights, spot lights, laminate flooring and double glazed window.

Kitchen/Diner 17' 7" x 12' 3" (5.352m x 3.729m) Having inset stainless steel sink top with fitted base units and work tops, built in oven with 4 ring gas hob and cooker hood. Integrated refrigerator/freezer, plumbing for washing machine, range of fitted wall cupboards and flush ceiling spot lights. Central heating radiator, laminate flooring, tiled floor area, double glazed window and french doors leading out to the rear garden.

Landing Having loft hatch for access and double glazed window.

Bedroom One 13' 4" x 10' 1" (4.068m x 3.080m) Having built in wardrobe and double glazed window.

Bedroom Two 11' 9" x 9' 1" (3.585m x 2.769m) Having central heating radiator and double glazed window.

Bedroom Three 10' 2" x 7' 2" (3.105m x 2.194m) Having central heating radiator and double glazed window.

Bathroom 8' 4" x 5' 11" (2.543m x 1.813m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, heated towel rail, flush ceiling spot lights and double glazed window.

Rear Garden Having paved patio area, lawn area, brick built shed 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.

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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.**



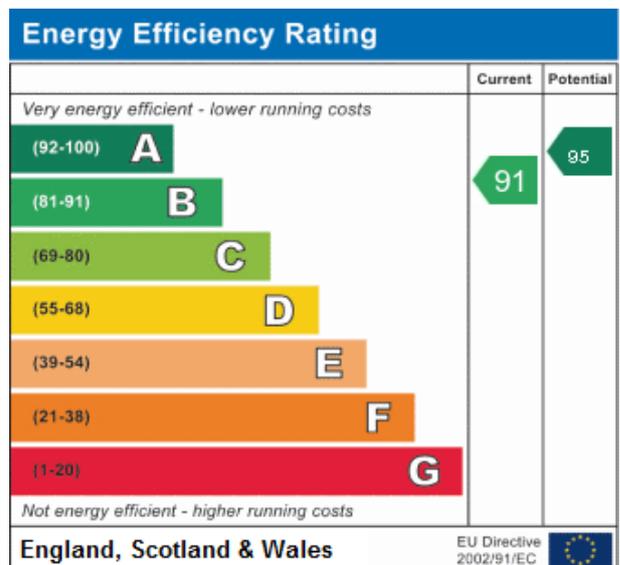
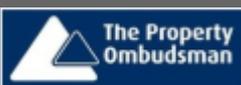
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net



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: