

SKITTS

ESTATE AGENTS



Hilton Road, Lanesfield
Wolverhampton, WV4 6DR

£160,000

01902 686868

We Value Your Home



A three bedroom semi-detached family home occupying a prominent corner position in a popular residential area offered for sale with no upward chain.

This investment opportunity requires some modernisation work and benefits from central heating, double glazing and off road parking to the side.

The property is situated close to a range of amenities including shops, schools, public transport services and provides easy access onto the Birmingham New Road/A413.

Approach By way of pathway past lawn fore garden and paved driveway to the side providing off road parking.

Entrance Porch Having double glazed windows and door.

Reception Hall Having double glazed door and central heating radiator.

Living Room 13' 1" x 11' 9" (3.98m x 3.58m) Having pebble effect electric fire, two central heating radiators and double glazed bay window.

Dining Room 9' 7" x 8' 8" (2.92m x 2.64m) Having central heating radiator.

Lobby off Having double glazed door out and WC off: Having high flush WC and double glazed window.

Kitchen Area 11' 1" x 6' 3" (3.38m x 1.90m) Having inset stainless steel sink top with fitted base units and laminate work tops, plumbing for washing machine, fitted wall cupboard and wall mounted combination boiler. Ceramic wall and floor tiles, double glazed window.

Downstairs Bathroom 8' 3" x 4' 1" (2.51m x 1.24m) Having white suite comprising: panelled bath, pedestal wash hand basin, ceramic wall tiling, storage cupboard, chrome heated towel rail and double glazed window.

Landing Having loft hatch for access and double glazed window.

Bedroom One 16' 4" x 13' 0" (4.97m x 3.96m) (Max) Having central heating radiator and double glazed bay window.

Bedroom Two 10' 11" x 8' 6" (3.32m x 2.59m) Having central heating radiator and double glazed window.

Bedroom Three 7' 4" x 7' 3" (2.23m x 2.21m) Having central heating radiator and double glazed window.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Where every attempt has been made to ensure the accuracy of the Position contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to be made regarding their operation or efficiency until they are used. Made with Metronix 12/2012

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: