



**Ward Grove, Lanesfield**  
Wolverhampton, WV4 6PN

**£269,950**



An impressive semi-detached property extremely well presented throughout and situated in a popular residential area. This spacious three bedroom home has been well maintained and offers good family accommodation that must be seen to be appreciated.

The property benefits from central heating, double glazing, off road parking and a delightful rear garden with a stunning timber summerhouse with bar area, double glazing, wall heater, hard wired internet and wall insulation. Further

noteworthy features include: living room with inset gas fire, dining area plus conservatory, fitted kitchen plus utility, a downstairs WC, first floor bathroom, a boarded loft area and useful garage.

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

**Approach** By way of block paved driveway providing off road parking for numerous vehicles past fore-garden.

**Entrance Porch** Double glazed door, laminate flooring and flush ceiling spot lights.

**Reception Hall** Under stairs storage cupboard, laminate flooring and central heating radiator.

**Living Room** 14' 5" x 11' 9" (4.39m x 3.58m) Inset log effect gas fire, central heating radiator, double glazed bow window and doors to dining area.

**Dining Area** 10' 4" x 8' 8" (3.15m x 2.64m) Central heating radiator and double glazed sliding door to conservatory.

**Conservatory** 9' 3" x 8' 7" (2.82m x 2.61m) Ceramic floor tiling, ceiling light/fan, central heating radiator, double glazed windows and door leading out to the rear garden.

**Kitchen** 14' 2" x 8' 0" (4.31m x 2.44m) Inset stainless steel sink top with fitted base units and timber work tops, built-in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall tiling, pantry, heated towel rail, double glazed window and door to utility.

**Utility** 12' 8" x 7' 8" (3.86m x 2.34m) Inset stainless steel sink top with fitted base units and timber work top, range of fitted wall cupboards, central heating radiator, double glazed window and door to rear garden. WC off.

**Downstairs WC** Low flush WC, pedestal wash hand basin, extractor fan, ceramic wall tiling, laminate flooring and heated towel rail.

**Landing** Airing cupboard, central heating radiator, double glazed window and loft hatch for access by way of retractable ladder to boarded loft with light and power points.

**Bedroom One** 12' 2" x 11' 1" (3.71m x 3.38m) Central heating radiator and double glazed window.







**Bedroom Two** 12' 2" x 11' 0" (3.71m x 3.35m) Central heating radiator and double glazed window.

**Bedroom Three** 8' 0" x 6' 7" (2.44m x 2.01m) Central heating radiator and double glazed window.

**Bathroom** 7' 5" x 5' 2" (2.26m x 1.57m) Having white suite comprising: panelled corner bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, flush ceiling spot lights, central heating radiator and double glazed window.

**Garage** 16' 1" x 8' 0" (4.90m x 2.44m) Wall mounted combination boiler, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area plus artificial lawn area.

**Timber Summerhouse** 14' 6" x 9' 2" (4.42m x 2.79m) Bar area, hard wired internet, wall insulation, laminate flooring, wall mounted electric heater, double glazed windows and double glazed French doors.

**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.

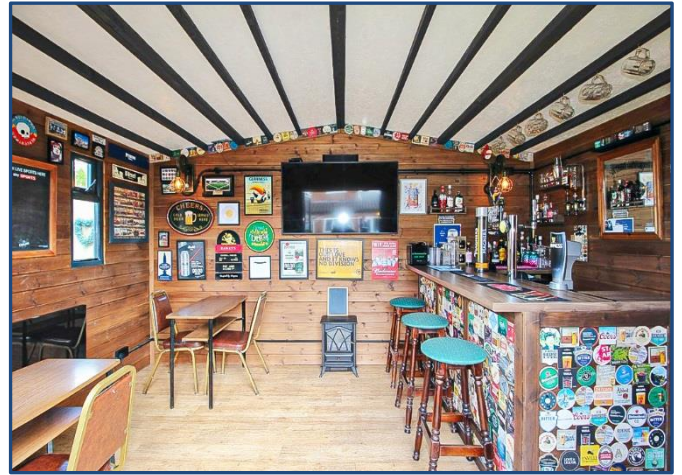
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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SIGNED : .....

DATE: .....

