



**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. Fur

ther 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.

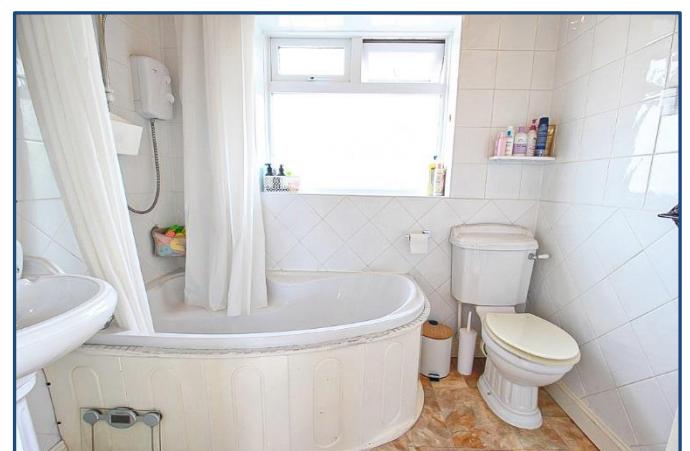
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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 as your solicitor. 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.





**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net



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

SIGNED :

DATE: