



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

**£165,000**



A pleasant two bedroom bungalow extended to the rear and offered for sale with no upward chain. This semi-detached property is situated in a popular residential area and benefits from central heating, double glazing and off road parking.

The property requires some modernisation works but offers great potential and interior viewing is highly recommended. A range of amenities including shops, schools and public transport services are close to hand plus Birmingham New Road/A4123 is a short distance away.

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

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

**Living Room** 14' 2" x 11' 0" (4.31m x 3.35m) Having open fire with feature fireplace, central heating radiator and double glazed bay window.

**Inner Hall** Having storage cupboard.

**Kitchen** 9' 9" x 9' 9" (2.97m x 2.97m) Having stainless steel sink top with fitted base units and laminate work tops, fitted wall cupboards, central heating radiator, double glazed window and door leading out.

**Bedroom One** 21' 9" x 9' 9" (6.62m x 2.97m) Having two central heating radiators, double glazed window and double glazed sliding doors leading out.

**Bedroom Two** 11' 11" x 8' 3" (3.63m x 2.51m) Having central heating radiator and double glazed window.

**Bathroom** 7' 7" x 4' 6" (2.31m x 1.37m) Having panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Garden 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.

**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.

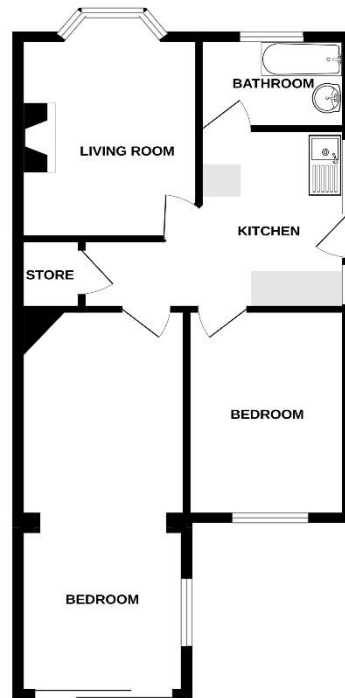
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





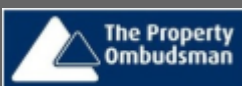
GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
Made with Microplan CS023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		86
<b>C</b> (69-80)		
<b>D</b> (55-68)	64	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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:** .....