

SKITTS

ESTATE AGENTS



Dickinson Road, Wombourne
Wolverhampton, WV5 0NG

£250,000

01902 686868

We Value Your Home



A three bedroom family home occupying a delightful and quiet position in an extremely popular residential area. This well maintained property is offered for sale with no upward chain and interior viewing is highly recommended.

The property benefits from central heating, double glazing, off road parking plus a garage and a private garden to the rear.

Council Tax Band C. Energy Rating C. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking for numerous vehicles.

Reception Hall Having storage cupboard, central heating radiator and double glazed window.

Living Room 21' 0" x 11' 2" (6.40m x 3.40m) Having coal effect gas fire with briquette fireplace, two wall light points. central heating radiator and two double glazed windows.

Dining Area 7' 5" x 6' 4" (2.26m x 1.93m) Having storage cupboard, central heating radiator and archway to kitchen area.

Kitchen 9' 8" x 9' 6" (2.94m x 2.89m) Having stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, fitted wall cupboards and pantry. Ceramic wall tiles, central heating radiator, two double glazed windows and door leading out.

Landing Having loft hatch for access, double glazed window and WC off: Having low flush WC, central heating radiator and double glazed window.

Bedroom One 11' 8" x 11' 3" (3.55m x 3.43m) Having storage cupboard, central heating radiator and double glazed window.

Bedroom Two 11' 6" x 10' 2" (3.50m x 3.10m) Having central heating radiator and double glazed window.

Bedroom Three 12' 4" x 6' 8" (3.76m x 2.03m) Having central heating radiator and double glazed window.

Shower Room 5' 5" x 5' 0" (1.65m x 1.52m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit, ceramic wall tiling, central heating radiator and double glazed window.

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

Garage Having 'Up & Over' door.





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: C
EPC RATING: C

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.**

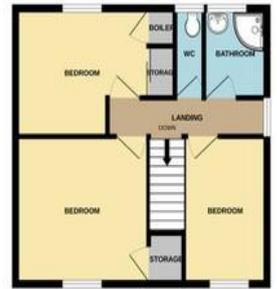
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the Reception contained here, measurements of floors, windows, rooms 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 for 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 Metaphor 12/2012

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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: