



**Cranbourne Avenue, Ettingshall Park  
Wolverhampton, WV4 6RQ**

**£295,000**



Impressive, substantial and extended three bedroom semi-detached home in prime residential location. An exceptional opportunity to acquire this beautifully presented and extended three bedroom semi-detached property, located in a highly sought-after residential area conveniently close to local amenities, schools and transport links. This much improved family home offers spacious accommodation, finished to a high standard throughout.

On the ground floor, the property opens with a welcoming entrance porch leading into a generous reception hall. To the front is a dining room, perfect for entertaining or family meals. The heart of the home is a spacious 19ft living room, featuring a striking fireplace and plenty of natural light, providing a warm and inviting space to relax. A useful downstairs WC adds convenience, while the stunning breakfast kitchen is a true highlight of the property. Fitted with a Rangemaster five ring gas hob cooker, integrated refrigerator, freezer and dishwasher, the kitchen also offers ample cupboard space, decorative worktops, a wine rack and breakfast bar, making it both practical and impressive.

The first floor offers three generously sized bedrooms, two of which feature fitted wardrobes, offering excellent storage solutions. The family bathroom is both modern and well-appointed, with a luxurious corner bath and a separate shower cubicle, catering to the needs of a busy household. The property is double glazed and benefits from gas central heating throughout.

Outside, there is ample off-road parking as well as a garage, providing secure storage or further parking options. The rear garden is a particular feature, being both private and enclosed, with well maintained lawn areas and multiple patio spaces that are ideal for outdoor dining or simply enjoying the sunshine in peaceful surroundings. This is a superb family home that combines style, space, and convenience in a desirable location.

Early viewing is highly recommended to appreciate all that this property has to offer.

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

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

**Entrance Porch**

**Reception Hall**

**Downstairs WC**

**Living Room 19' 11" x 11' 2" (6.07m x 3.40m)**

**Dining Room 13' 7" x 11' 6" (4.14m x 3.50m)**

**Kitchen 15' 5" x 13' 5" (4.70m x 4.09m)**



## First Floor Landing

**Bedroom One** 14' 2" x 9' 10" (4.31m x 2.99m)

**Bedroom Two** 11' 0" x 9' 10" (3.35m x 2.99m)

**Bedroom Three** 8' 1" x 7' 10" (2.46m x 2.39m)

**Bathroom** 7' 10" x 7' 6" (2.39m x 2.28m)

**Garage** 15' 9" x 7' 6" (4.80m x 2.28m)

## Rear Garden

**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



**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:** 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 mortgage broker. 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.

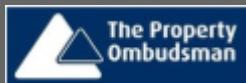




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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**

3 BEDROOM SEMI-DETACHED  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and no dimensions should be relied upon for any legal purposes. The floorplans are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and should not be relied upon for any legal purposes. The floorplans are not to scale and should not be relied upon for any legal purposes. Made with Microsoft Visio®.

