



**Dovedale Road, Ettingshall Park**  
**Wolverhampton, WV4 6RE**

**£275,000**



A substantial semi-detached property situated in an extremely popular residential area local to a range of amenities including shops, schools and public transport services. This impressive home has been extended to provide excellent family accommodation and must be seen to be appreciated.

This three bedroom property has been well maintained and benefits from spacious accommodation and further noteworthy features including: two good size reception rooms, a stylish dining kitchen, a useful downstairs WC, a stylish first floor bathroom, off road parking and garage.

The property is centrally heated and double glazed. The enclosed and private rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area and lawn area.

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

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

**Entrance Porch** Upvc front door.

**Reception Hall** Upvc front door, two wall light points, laminate flooring and central heating radiator.

**Downstairs WC** Low flush WC and wash hand basin.

**Sitting Room** 13' 2" x 11' 3" (4.01m x 3.43m) Central heating radiator and double glazed window to the front.

**Living Room** 20' 1" x 11' 3" (6.12m x 3.43m) Log effect gas fire with briquette surround, hearth and fire-place, laminate flooring, central heating radiator, double glazed windows and door out to the rear garden.

**Dining Kitchen** 15' 3" x 13' 4" (4.64m x 4.06m) Inset composite sink top with fitted base units and decorative laminate work tops, built-in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, laminate flooring, central heating radiator, two double glazed windows and door leading out.

**Landing** Loft hatch for access by way of retractable ladder.

**Bedroom One** 14' 0" x 11' 4" (4.26m x 3.45m) Central heating radiator and double glazed window.

**Bedroom Two** 11' 6" x 10' 9" (3.50m x 3.27m) Central heating radiator and double glazed window.

**'L' Shaped Bedroom Three** 14' 6" x 9' 2" (4.42m x 2.79m)(MAX) Velux window, central heating radiator and double glazed window.

**Bathroom** 7' 8" x 7' 3" (2.34m x 2.21m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-in vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window,





**Garage** 15' 0" x 7' 7" (4.57m x 2.31m) Light, power points and wall mounted combination boiler.

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

**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.

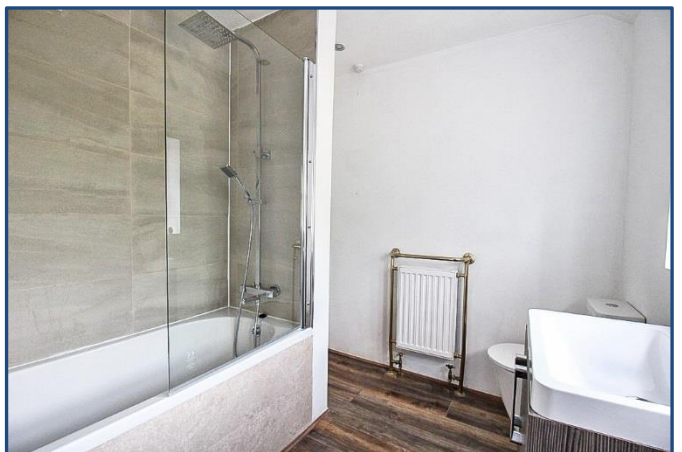
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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 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.

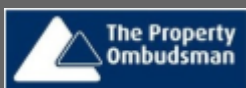
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





**sedgley@skitts.net**



**DATE:** .....