



**Deans Road,
Wolverhampton, WV1 2BB**

£155,000



****THREE BEDROOM HOME WITH CLOSE TO ACCESS LINKS TO WOLVERHAMPTON AND WALSALL, SHOPS AND AMENITIES CLOSE BY**** Lounge, fitted kitchen, downstairs WC, three good size bedrooms, shower room, double glazing, central heating, enclosed lawn rear garden. **VIEWINGS HIGHLY RECOMMENDED!**

To the fore Having shared dropped kerb (no driveway), lawned garden

Entrance hall Having stairs leading to the first floor, radiator, double glazed window to the side, door to the lounge and kitchen.

Lounge 21' 4" x 10' 2" (6.50m x 3.10m) Having double glazed bow window to the front, double glazed window to the rear, radiator, gas fire

Kitchen 14' 7" x 10' 0" (4.44m x 3.05m) Having wall and base cupboard units with work surfaces over, double glazed window to the rear, single drainer sink unit, radiator, two stores, door to;

Verandah Having door to the rear garden and front, store and wc

WC Having low flush wc, window to the side

Landing Having double glazed window to the side, loft hatch

Bedroom 1 11' 0" x 10' 7" (3.35m x 3.22m) Having double glazed window to the front, radiator, built-in wardrobe

Bedroom 2 12' 2" x 8' 6" (3.71m x 2.59m) Having double glazed window to the rear, radiator, built-in wardrobe

Bedroom 3 9' 3" x 7' 1" max (2.82m x 2.16m) Having double glazed window to the front, radiator, store

Shower room Having shower cubicle, vanity wash hand basin and wc, double glazed window to the rear, radiator

Outside Having rear lawned garden



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.

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.

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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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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 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.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: