



**Bentley Road,
Wolverhampton, WV10 8DZ**

Offers in Excess of £165,000

****THREE BEDROOM FAMILY HOME IN POPULAR LOCATION WITH LARGE KITCHEN**** Off road parking, lounge, kitchen, utility, sitting/dining area, downstairs w.c., double glazing, central heating, family bathroom and enclosed rear garden

To the fore Off road parking

Porch Having door to;

Entrance hall Having stairs leading to the first floor, radiator, store, doors to various rooms

Lounge 14' 1" x 11' 11" (4.29m x 3.63m) Having double glazed bow window to the front, radiator, feature fire surround

Kitchen 14' 1" x 8' 1" (4.29m x 2.46m) Having base cupboard units with work surfaces over, gas hob with extractor above, electric oven, one and a half bowl sink unit with drainer, double glazed window to the rear, store, radiator

Utility 6' 11" x 5' 8" (2.11m x 1.73m) Having base cupboard units with work surfaces over, single drainer sink unit, plumbing for washing machine, double glazed window to the side, door to;

Sitting/dining room 12' 2" x 7' 4" (3.71m x 2.23m) Having windows to the side and rear, radiator, door to the rear garden, door to the front, two stores, wc

Landing Having double glazed window to the side, airing cupboard

Bedroom 1 11' 11" x 11' 11" (3.63m x 3.63m) Having double glazed window to the front, radiator, store

Bedroom 2 13' 0" x 8' 11" (3.96m x 2.72m) Having double glazed window to the rear, radiator, store

Bedroom 3 9' 5" x 6' 6" (2.87m x 1.98m) Having double glazed window to the front, radiator

Bathroom Having 'L' shaped bath with shower over, vanity wash hand basin, low flush wc, heated towel rail, double glazed window to the rear, tiled walls

Outside Rear lawned garden with patio area



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.

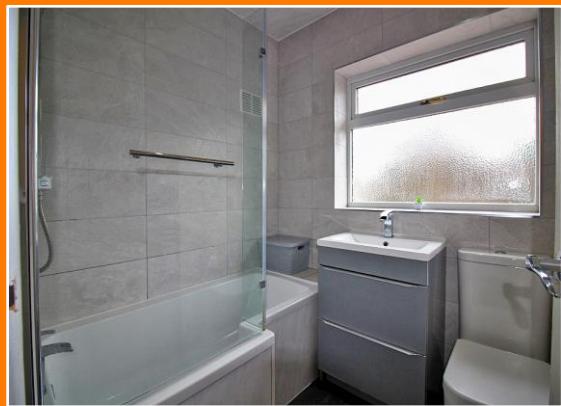
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

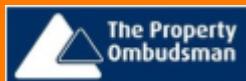




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WV10 6BA**

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TOTAL FLOOR AREA: 1039 sq ft. (96.6 sq m.) approx.
Whilst every care has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, rooms and other items shown are for information 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 is given as to their condition or working order. Made with Metricon ©2021

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Address:
Bentley Road

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: