



**Slade Road,
Wolverhampton, WV10 6QR**

£210,000



****THREE BEDROOM HOME OFFERED WITH NO UPWARD CHAIN IN POPULAR LOCATION**** Through lounge/diner, fitted kitchen, downstairs W.C., third bedroom currently being used as a wet room, double glazing and central heating, enclosed rear garden.

To the fore Having tarmac off road parking

Porch Having door to;

Entrance hall Having stairs leading to the first floor, radiator, double glazed window to the side, doors to various rooms

Lounge 21' 5" x 10' 2" (6.52m x 3.10m) Having double glazed bow window to the front, double glazed sliding door to the rear, radiator, gas fire

Kitchen 10' 0" x 14' 9" (3.05m x 4.49m) Having wall and base cupboard units with work surface over, one and a half bowl sink unit with drainer, plumbing for washing machine, double glazed window to the rear, radiator, store

Side hall Having doors to the front and rear, door to the wc

Landing Having double glazed window to the side, doors to various rooms

Bedroom 1 11' 2" x 10' 10" (3.40m x 3.30m) Having two double glazed windows to the front, radiator

Bedroom 2 12' 4" x 8' 6" (3.76m x 2.59m) Having double glazed window to the rear, built-in wardrobe, store, radiator

Bedroom 3 9' 3" x 7' 10" (2.82m x 2.39m) Currently a wet room, very easy to change back to a bedroom, double glazed window to the front, radiator

Bathroom Having corner bath with shower over, wc, wash hand basin, heated towel rail, double glazed window to the rear

Outside Having 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.

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 Mortgage Brothers Ltd to contact 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.

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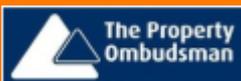
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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