



**£295,000**

**1 Wood Hayes Road, Wolverhampton,  
Wolverhampton, WV11 1AD**

**SKITTS**  
**PREMIER HOME**

# Ground Floor Accommodation

**Extended semi in an excellent position on the north-eastern outskirts of the city centre and well placed to access the motorway network. Wonderfully presented accommodation with comfortably appointed specifications. Porch and Entrance Hall with parquet flooring. Living Room with space for Dining area and feature gas fire. Extended Kitchen with Breakfast bar. Second reception room with multi-use as an Office/Playroom. Large 27FT family room with multi-fuel burner, ideal for hosting. Three Bedrooms on the first-floor. Family Bathroom. Central heating. Double-glazed windows. Nicely landscaped rear garden with shed. Large driveway for multiple cars.**

**To the front** Block paved off road parking and gravelled area

**Porch** Having door to;

**Entrance hall** Having Parquet flooring, store, radiator, door to lounge and kitchen

**Lounge** 22' 3" x 11' 11" (6.78m x 3.63m) Having double glazed bow window to the front, two radiators, gas feature fire

**Kitchen/breakfast area** 18' 2" x 8' 7" (5.53m x 2.61m) Having wall and base cupboard units with work surfaces over, one and a half bowl sink unit with drainer, plumbing for washing machine, built-in dishwasher, space for American fridge freezer and Rangemaster cooker, double glazed window to the rear, Velux skylight, door to;

**Office** 15' 2" x 7' 1" (4.62m x 2.16m) Having Velux skylight, radiator, double glazed window to the front

**Family room** 27' 2" x 11' 4" (8.27m x 3.45m) Having double glazed window to the rear, patio door to the rear, two Velux skylights, two radiators, multi-fuel burner, opening to;





# First Floor Accommodation & Exterior

## ON THE FIRST FLOOR

**Landing** Having double glazed window to the side, airing cupboard, loft hatch

**Bedroom 1** 10' 10" x 13' 3" (3.30m x 4.04m) Having double glazed window to the front, radiator

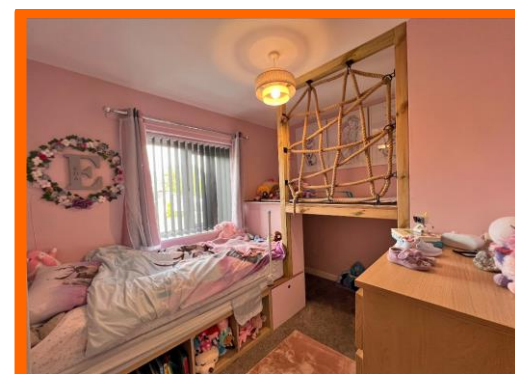
**Bedroom 2** 10' 10" x 8' 7" (3.30m x 2.61m) Having double glazed window to the rear, radiator

**Bedroom 3** 9' 1" x 10' 2" max (2.77m x 3.10m) Having double glazed window to the front, radiator

**Bathroom** Having bath with shower over, wc, wash hand basin, radiator, two double glazed windows to the rear, tiled floor and part tiled walls

**Outside** Having lawned garden, shrub borders, garden shed and patio area





# General information

**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: C**

**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.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Wolverhampton Tel: 01902 788 188 Email: [wolverhampton@skitts.net](mailto:wolverhampton@skitts.net)

**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.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**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 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.

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.**

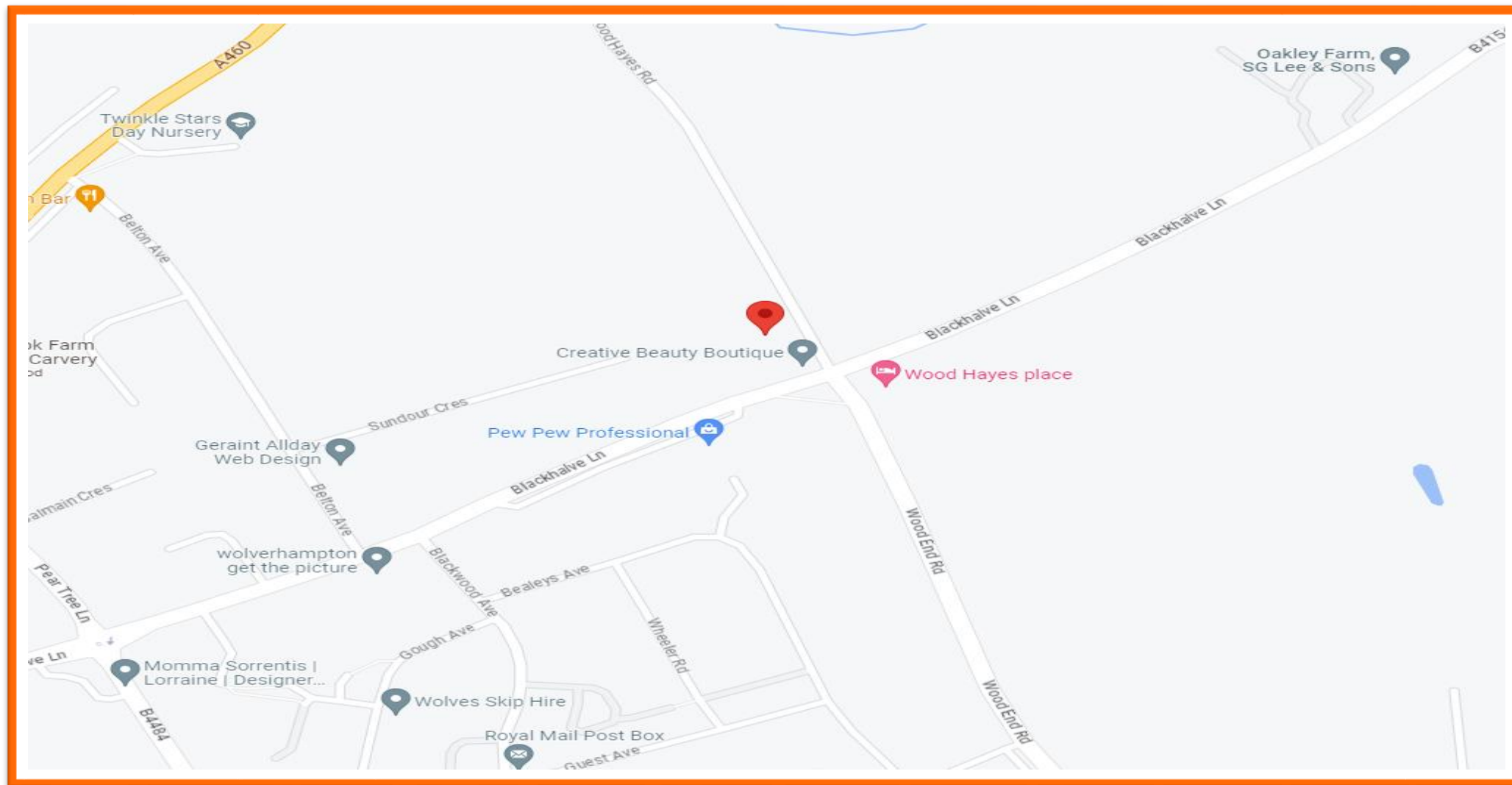
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

# Floor Plan





# Location plan



**11 Three Tuns Parade Wolverhampton West Midlands WV10 6BA**  
**01902 788 188 wolverhampton@skitts.net**