



**Adams Road,
Wolverhampton, WV3 8EH**

£250,000



****THREE BEDROOM FAMILY HOME LOCATED IN POPULAR POSITION, CLOSE TO LOCAL SCHOOLS AND AMENITIES**** Off road parking, two reception rooms, conservatory, double glazing, central heating, family shower room, lawn rear garden. A must view home, call our local office to book your viewing asap!

To the fore Lawned foregarden and off road parking

Porch Having door to;

Entrance hall Having stairs leading to the first floor, door to the wc

WC With low flush wc, vanity wash hand basin

Reception room 1 14' 3" into bay x 11' 5" (4.34m x 3.48m) Having double glazed bay window to the front, radiator

Reception room 2 12' 4" x 11' 6" (3.76m x 3.50m) Having radiator, patio door to;

Conservatory 10' 0" x 8' 7" (3.05m x 2.61m) Having double glazed window to the rear, doors to the rear

Kitchen 18' 2" x 8' 9" max 6' 4" min (5.53m x 2.66m max x 1.93m min) Having wall and base cupboard units with work surfaces over, electric oven and hob, radiator, double glazed windows to the rear and side, wall mounted boiler, door to;

Side lobby Having double glazed window to the rear, door to the rear and garage

Garage 17' 4" x 7' 6" (5.28m x 2.28m) Having up and over door, power and lighting

Landing Having double glazed window to the side, loft hatch

Bedroom 1 14' 10" into bay x 9' 6" to wardrobe (4.52m x 2.89m) Having double glazed window to the front, radiator, built-in wardrobe

Bedroom 2 12' 0" x 9' 5" to wardrobe (3.65m x 2.87m) Having double glazed window to the rear, radiator, built-in wardrobe

Bedroom 3 8' 8" x 6' 11" (2.64m x 2.11m) Having double glazed window to the front, radiator

Shower room Having shower cubicle, low flush wc, vanity wash hand basin, double glazed window to the rear, heated towel rail

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.

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.

Mortgage Brothers Ltd 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.

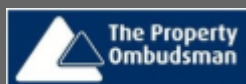




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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:
Adams Road

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