



**Wood End Road,
Wolverhampton, WV11 1NW**

£199,950



****DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME IN POPULAR LOCATION**** Large driveway, lounge, conservatory, fitted kitchen, shower room, downstairs store which can be converted back to a WC, large lawn garden, double glazing, central heating. **VEWINGS HIGHLY RECOMMENDED**

To the fore Driveway

Porch Having door to;

Entrance hall Having stairs leading to the first floor, store

Store With plumbing for washing machine, double glazed window to the front, plumbing for sink and wc

Lounge 16' 9" x 14' 5" (5.10m x 4.39m) Having double glazed window to the side, double glazed patio to the rear, vertical radiator, store, door to conservatory and kitchen/diner

Conservatory 13' 0" x 9' 3" (3.96m x 2.82m) Having double glazed windows to the side and rear, sliding door to the rear

Kitchen/diner ('L' shaped) 24' 2" max x 8' 11" max (7.36m x 2.72m) Having wall and base cupboard units with work surfaces over, gas hob with extractor above, electric oven, microwave, built-in fridge freezer, dishwasher and washing machine, double glazed bow window to the front

Landing Having airing cupboard, loft hatch

Bedroom 1 12' 4" x 9' 2" (3.76m x 2.79m) Having double glazed window to the front, radiator

Bedroom 2 10' 3" x 11' 2" max (3.12m x 3.40m) Having double glazed window to the front, radiator

Bedroom 3 11' 8" x 9' 0" (3.55m x 2.74m) Having double glazed window to the rear, radiator

Bedroom 4 10' 1" x 5' 9" (3.07m x 1.75m) Having double glazed window to the rear, radiator

Shower room Having shower cubicle, low flush wc, vanity wash hand basin, double glazed window to the side

Outside Having rear lawned garden with patio and decked areas





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.

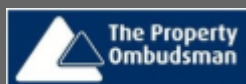




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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