



**Wistwood Hayes,  
Wolverhampton, WV10 8UQ**

**£169,950**

**\*\*IDEAL FIRST TIME PURCHASE, TWO BEDROOM HOME IN QUIET LOCATION\*\*** Lounge, fitted kitchen/diner, side workspace/store, family bathroom, double glazing, central heating and enclosed rear garden. CALL TO BOOK YOUR VIEWING ASAP!

**To the fore** Off road parking and lawned foregarden

**Entrance hall** Having stairs leading to the first floor, radiator

**Lounge** 14' 7" x 12' 7" (4.44m x 3.83m) Having double glazed bow window to the front, radiator, gas fire with feature surround, store

**Kitchen/diner** 12' 5" x 9' 4" (3.78m x 2.84m) Having wall and base cupboard units with work surfaces over, one and a half bowl sink unit with drainer, electric hob with extractor above, electric oven, plumbing for washing machine, radiator, double glazed window to the rear, door to;

**Side store/workspace** 9' 5" x 7' 4" (2.87m x 2.23m) Having double glazed window to the rear, door to the rear and garage

**Landing** Having store, loft hatch, doors to various rooms

**Bedroom 1** 11' 6" x 9' 7" (3.50m x 2.92m) Having double glazed window to the front, radiator, built-in wardrobe

**Bedroom 2** 10' 7" x 6' 1" min (3.22m x 1.85m) Having double glazed window to the rear, radiator, built-in wardrobe, store

**Bathroom** Having bath with shower over, low flush wc, pedestal wash hand basin, radiator, double glazed window to the rear, tiled walls

**Outside** Having enclosed 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.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 in such by any prospective purchaser. The services and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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