



**Leybourne Crescent,
Wolverhampton, WV9 5QG**

Offers in Excess of £150,000

****TWO BEDROOM HOME WITH DETACHED GARAGE AND POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION** NO CHAIN, off road parking, garage, lounge, fitted kitchen, double glazing, central heating and enclosed rear garden.**



To the fore Having parking, access to the garage

Reception room 1 15' 11" x 11' 10" (4.85m x 3.60m)

Having double glazed window to the rear, stairs leading to the first floor, store, radiator, door to;

Kitchen 11' 10" x 8' 9" (3.60m x 2.66m) Having wall and base cupboard units with work surfaces over, electric hob with extractor above, electric oven, single drainer sink unit, plumbing for washing machine, double glazed window to the rear, radiator, door to the rear

Landing Having loft hatch, doors to various rooms

Bedroom 1 11' 10" x 8' 10" (3.60m x 2.69m) Having double glazed window to the rear, radiator

Bedroom 2 11' 10" x 7' 6" (3.60m x 2.28m) Having double glazed window to the front, radiator

Bathroom Having bath with shower over, wash hand basin, wc, radiator, store, double glazed window to the side

Outside Rear gravelled 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.

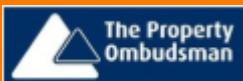




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