



**Sneyd Lane, Essington
Wolverhampton, WV11 2DX**

£220,000

*****SUPERBLY APPOINTED TRADITIONAL STYLE SEMI IN SOUGHT AFTER LOCATION***** Three bedrooms, lounge and dining with under floor heating, kitchen, first floor bathroom with shower. **VIEWING ESSENTIAL!**



Porch: with door leading to;

Entrance Hall: having stairs leading to the first floor level, radiator, built in storage, door to;

Kitchen: 12' 0" x 7' 11" (3.65m x 2.41m) having fitted wall and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in dishwasher and refrigerator, wall mounted Worcester boiler, double glazed window to rear, door to the side entry, built in storage cupboard, door to;

Open Plan Lounge/Diner

Dining Area: 14' 7" into bay x 9' 10" (4.44m x 2.99m) having double glazed bay double doors leading to the rear elevation, radiator, electric under floor heating

Lounge Area: 14' 4" into bay x 9' 10" (4.37m x 2.99m) having double glazed bay window to the front, radiator, feature fireplace with gas fire, under floor electric heating

On The First Floor

Landing: having double glazed window to the side, access to loft storage area, doors leading off to;

Bedroom One: 14' 6" into bay x 8' 7" max (4.42m x 2.61m) having double glazed bay window to the front, radiator, built in wardrobe

Bedroom Two: 14' 7" into bay x 9' 9" (4.44m x 2.97m) having double glazed bay window to the rear, radiator, built in wardrobes

Bedroom Three: 6' 10" x 5' 11" (2.08m x 1.80m) having double glazed window to the front, radiator

Bathroom: having double ended free standing bath, separate shower cubicle, low flush W.C., pedestal wash hand basin, double glazed window to the rear, electric under floor heating

Outside: There is a lawned foregarden with driveway providing off road parking. Enclosed lawned rear 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.

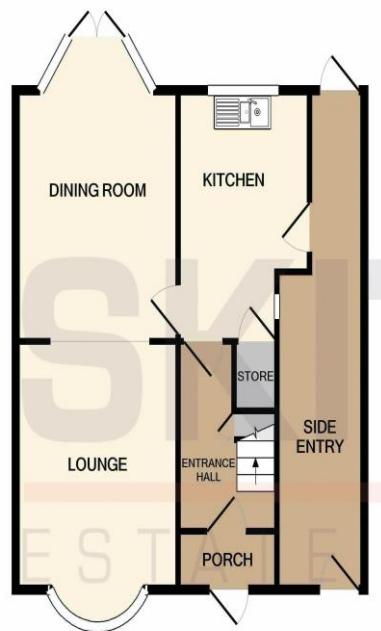
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

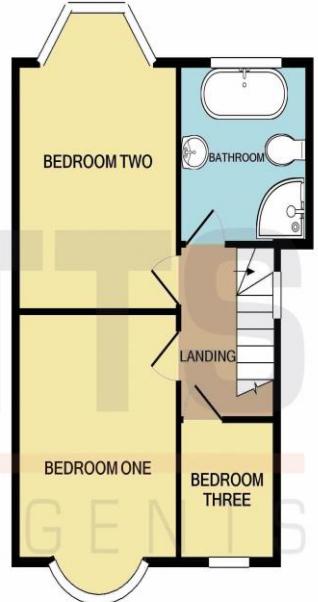
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR



1ST FLOOR



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	64	
(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	

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