



Fitzmaurice Road, Wednesfield

Wolverhampton, WV11 3EG

SKITTS
ESTATE AGENTS

Accommodation description

A beautifully renovated three-bedroom home available in the popular Fitzmaurice Road in Wednesfield. Finished to a high standard throughout, the property has been freshly decorated with new flooring, a modern kitchen, and a stylish bathroom, making it a perfect choice for first-time buyers, growing families, or buy to let landlords. Set back from the road, the home boasts a private driveway with space for off road parking. On entering through the porch into a welcoming entrance hall, you'll find stairs to the first floor and several large inset storage cupboards. The bright and spacious through lounge and extended kitchen/diner are the highlight of the property, featuring a bay window to the lounge and French doors leading to the rear garden. To the rear, the modern kitchen is fitted with ample units, generous worktop space, and an additional storage cupboard, all complemented by an integrated oven and hob. Upstairs, there are three bedrooms and a contemporary family bathroom. The main and second bedrooms are positioned at the front, both featuring inset cupboards ideal for wardrobe space. The third bedroom is at the rear, with a wide window offering garden views. The stylish bathroom includes a bath, WC, sink, and frosted window. The rear canalside garden is of generous size

and viewing of the property is strongly recommended by the agent. No Chain.

Porch

Entrance Hall

Lounge/Diner: 20' 9" x 9' 9" (6.32m x 2.97m)

Kitchen: 9' 5" x 9' 3" (2.86m x 2.81m)

On The First Floor

Landing

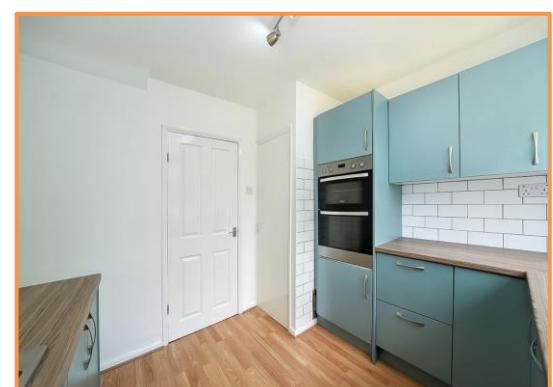
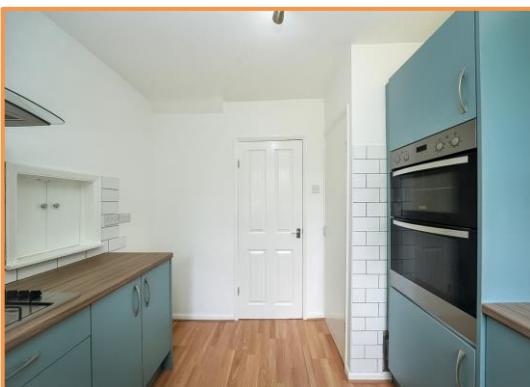
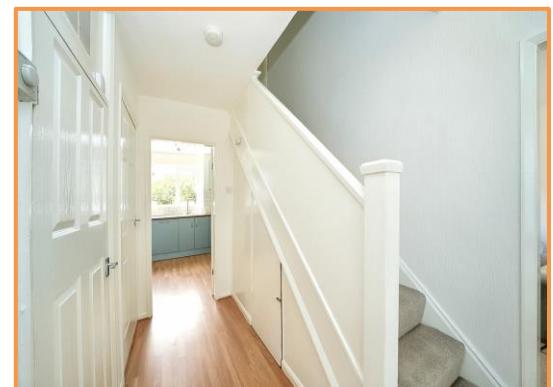
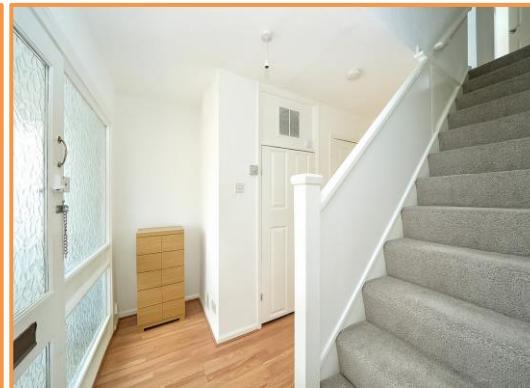
Main Bedroom: 15' 1" x 10' 0" (4.60m x 3.05m)

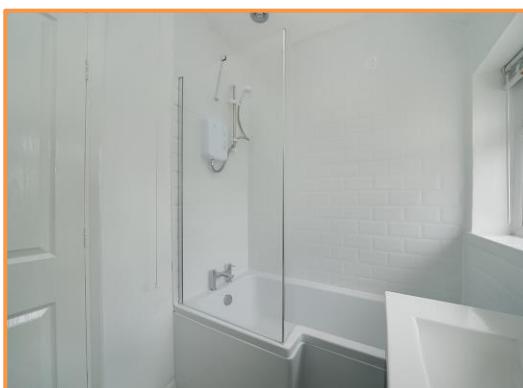
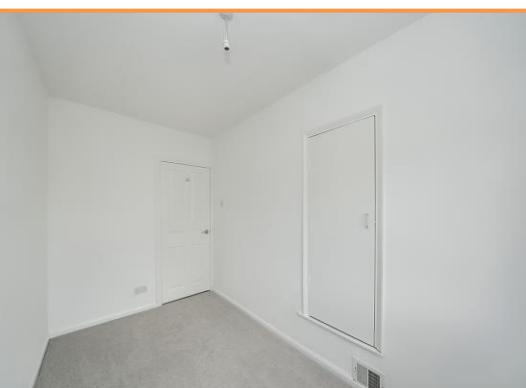
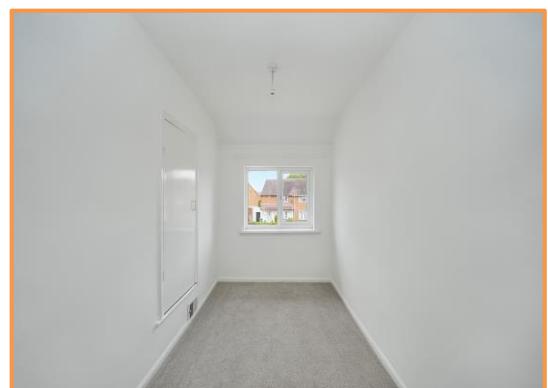
Bedroom Two: 12' 0" x 6' 2" (3.66m x 1.89m)

Bedroom Three: 13' 1" x 5' 4" (4.00m x 1.62m)

Bathroom: 6' 2" x 5' 5" (1.89m x 1.65m)

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





General information

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.

COUNCIL TAX BAND: B

EPC RATING: D

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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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 The Finance Family 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.

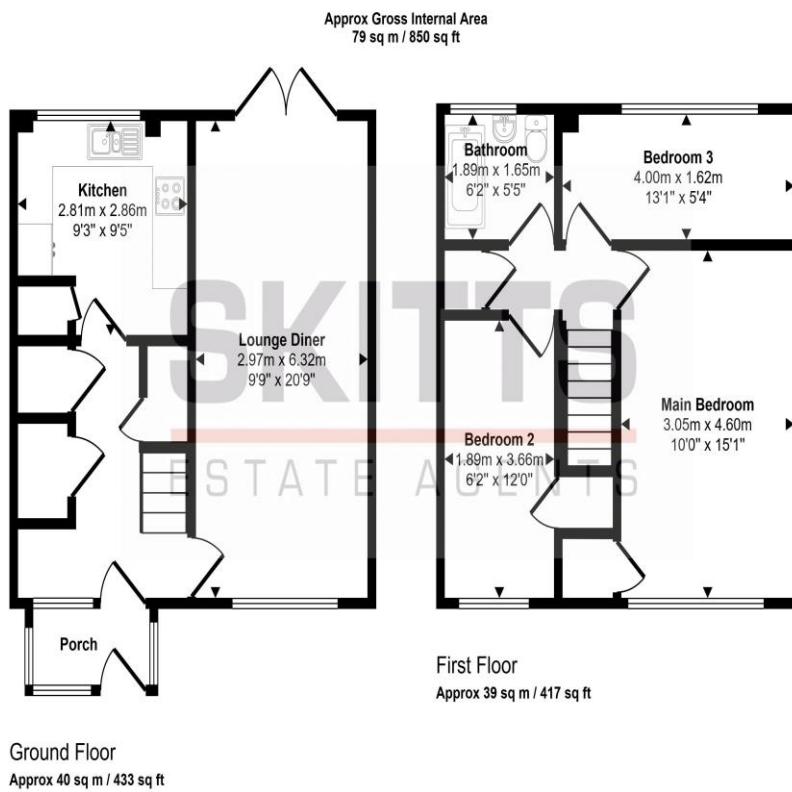
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

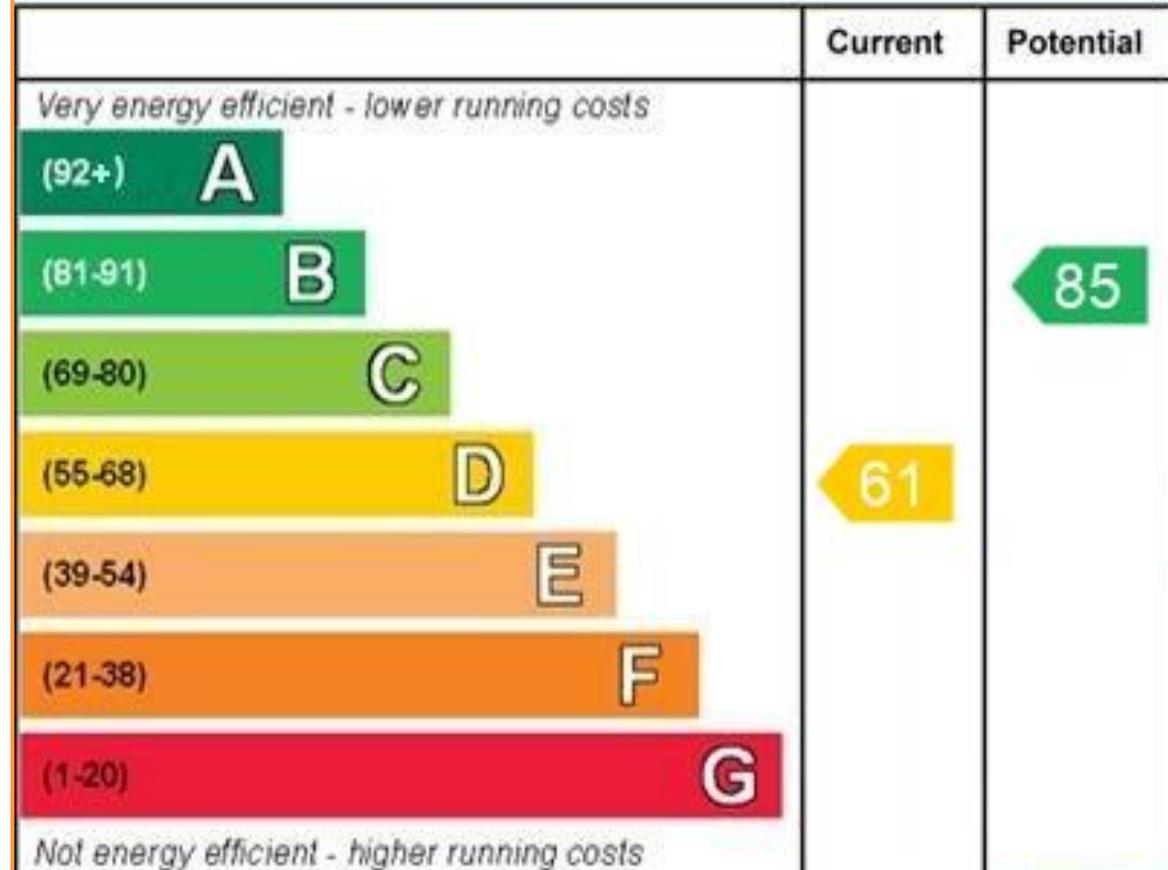


£235,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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