



Castlebridge Road, Wednesfield
Wolverhampton, WV11 3NR

£145,000



Description: A great opportunity to purchase a well proportioned three bedroom end town house which offers excellent potential for improvement and is offered for sale with no upward chain. Thought ideal for first time purchasers or a young family the property benefits from double glazed windows and internal viewing is strongly recommended via the agents. Briefly it comprises of

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

Through Lounge: 19' 10" x 9' 11" (6.05m x 3.01m) having fireplace with fitted gas fire, uPVC double glazed bow window to the front, double glazed sliding patio doors leading to the rear garden, glazed door to;

Kitchen: 11' 7" x 11' 3" (3.52m x 3.43m) having fitted wall and base level units and roll edge work tops, inset stainless steel single drainer sink unit, gas cooker point, plumbing for automatic washing machine, built in pantry, double glazed window to the rear, fitted gas fire, door to;

Storage Room: 8' 3" x 5' 10" (2.52m x 1.79m) having uPVC double glazed window to the front, under stairs storage cupboard, uPVC double glazed door leading to the side elevation

On The First Floor

Landing: having hatch to roof space, doors leading off to;

Bedroom One: 14' 3" x 9' 10" (4.35m x 3.00m) with uPVC double glazed window to the front

Bedroom Two: 11' 11" x 8' 4" (3.64m x 2.55m) with uPVC double glazed window to the front, built in storage wardrobe

Bedroom Three: 13' 1" x 5' 6" (3.99m x 1.67m) with uPVC double glazed window to the rear

Bathroom: having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, airing cupboard housing the hot water cylinder, uPVC double glazed window to the rear

Separate W.C.: having low flush W.C., uPVC double glazed window to the rear

Outside: having a generous rear garden being lawned with paved patio and timber garden store, side entrance gate leading to the front elevation. The front garden is lawned with paved driveway providing off road parking





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.

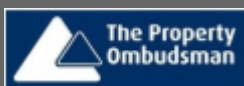




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Willenhall
WV13 2BG

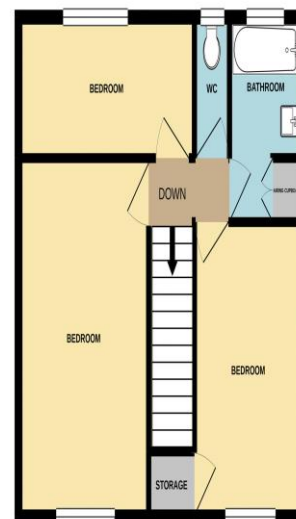
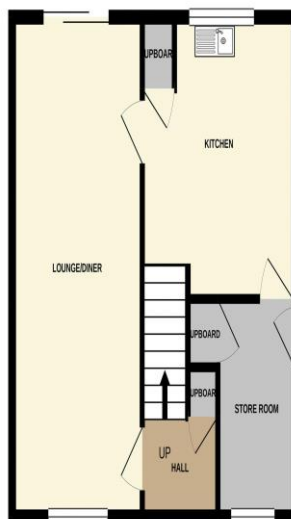
01902 631151

willenhall@skitts.net



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 misstatement. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC