



Simmons Road,
Wolverhampton, WV11 2NU

SKITTS
ESTATE AGENTS

Accommodation description

**** WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE SITUATED ON A LARGE CORNER PLOT ** CONVENIENT CUL-DE-SAC LOCATION CLOSE TO AMENITIES AND TRANSPORT LINKS ** HUGE POTENTIAL FOR EXTENSION (SUBJECT TO RELEVANT PERMISSIONS) ** OFF ROAD PARKING VIA DRIVEWAY ** STYLISH MODERN FITTED KITCHEN AND SEPARATE UTILITY ROOM ****

Situated in a convenient residential location in Wolverhampton, this two bedroom semi-detached house on Simmons Road offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, small families, or investors. The ground floor comprises an entrance hall, leading into a comfortable lounge, providing a welcoming living space. To the rear of the property is the kitchen, along with a separate utility room, offering additional storage and practicality for everyday living. To the first floor, the property benefits from two good sized bedrooms and a main family bathroom. Externally, the property features off-road parking via a driveway to the front, while to the rear there is a private garden, providing a great outdoor space for relaxing or entertaining. The property is conveniently located close to local amenities, schools and transport links.

Entrance Hall

Lounge 20' 0" x 13' 3" (6.10m x 4.05m)

Kitchen 9' 1" x 8' 7" (2.78m x 2.62m)

Utility room 10' 4" x 7' 8" (3.15m x 2.33m)

First Floor Landing

Bedroom One 10' 4" x 13' 11" (3.16m x 4.23m)

Bedroom Two 9' 6" x 10' 11" (2.90m x 3.33m)

Shower Room

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: A

EPC RATING: C

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.

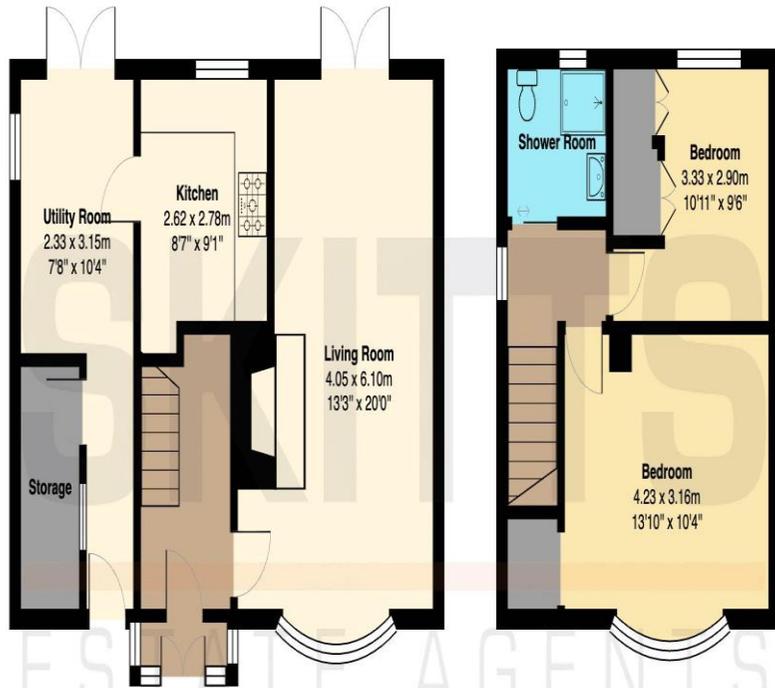
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Total Area: 88.1 m² ... 949 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net