



Broad Lane South, Wednesfield

Wolverhampton, WV11 3SD

SKITTS
ESTATE AGENTS

Accommodation description

Porch: having double glazed door to front and double glazed windows, single glazed door leading to;

Hall: having stairs leading to the first floor level, radiator, door leading to;

Lounge: 17' 8" x 11' 8" (5.39m x 3.55m) having double glazed bow window to the front, feature fireplace with electric fire, radiator, under stairs storage cupboard, radiator, double doors leading to;

Dining Room: 15' 7" x 8' 7" (4.74m x 2.61m) having double glazed French style doors leading to the rear garden, radiator, archway to;

Kitchen: 15' 10" x 7' 5" (4.82m x 2.25m) having a range of matching fitted wall, drawer and base cupboard units with work surfaces over, inset single drainer sink unit, tiled splashbacks, built in electric oven, electric hob with cooker hood above, plumbing for automatic washing machine,

double glazed window to the rear, double glazed door to the side, radiator

On The First Floor

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

Bedroom One: 12' 6" x 8' 6" (3.81m x 2.58m) having double glazed window to the front, radiator, double built in wardrobe

Bedroom Two: 10' 6" x 8' 7" (3.21m x 2.61m) having double glazed window to the rear, radiator, built in storage cupboard

Bedroom Three: 8' 6" x 6' 0" (2.58m x 1.84m) having double glazed window to the front, radiator

Bathroom: having suite comprising panelled bath, shower cubicle, pedestal wash hand basin, low flush W.C., double glazed window to the rear, chrome effect heated towel rail

Outside: enclosed rear garden with paved patio, lawn, flower beds, outside light, fenced boundaries and side entrance gate. Tarmacadam driveway with gravelled borders providing off road parking





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

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 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.

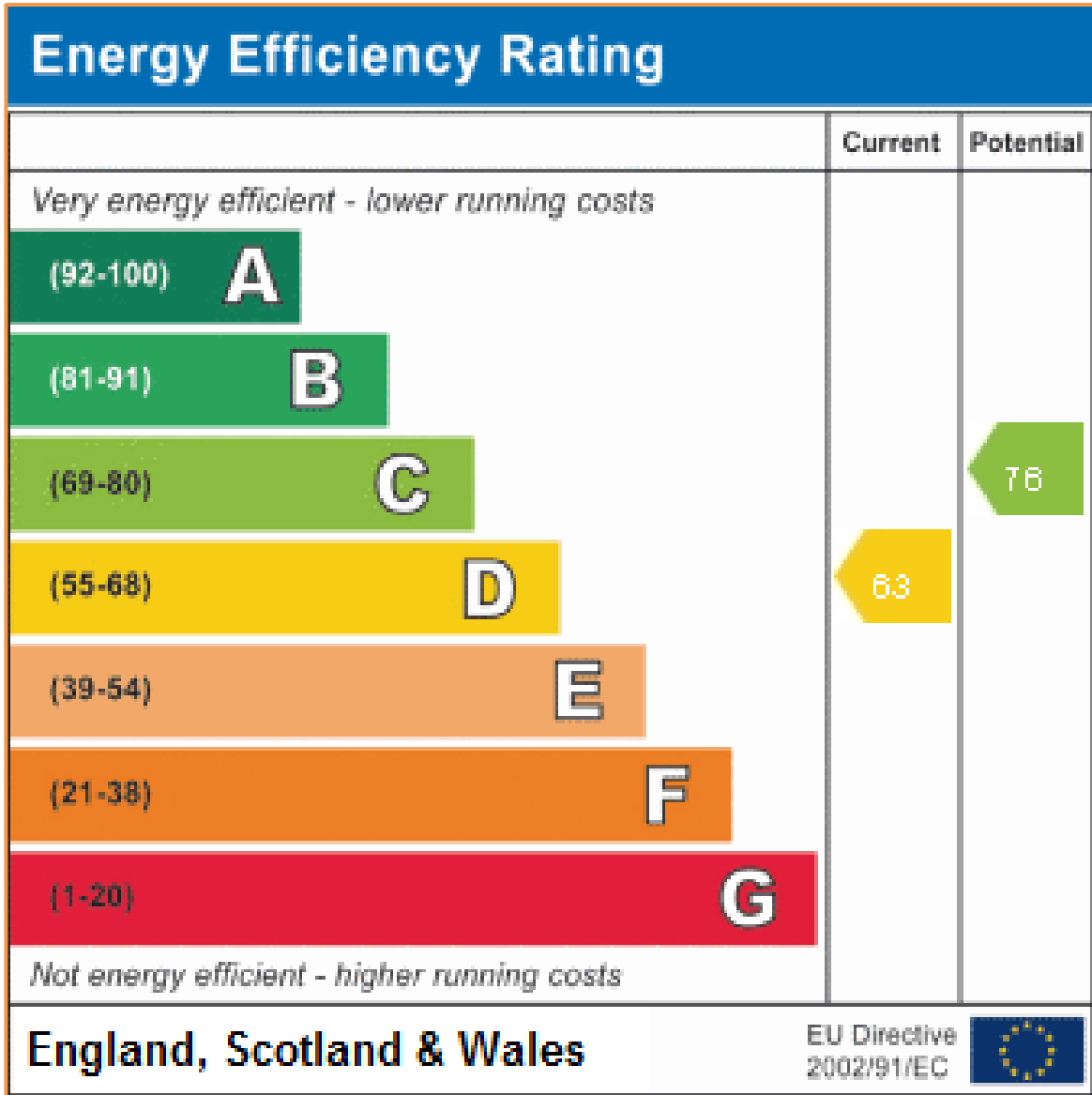
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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