



**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;

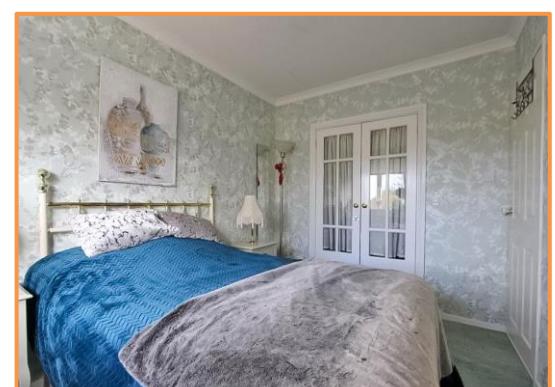
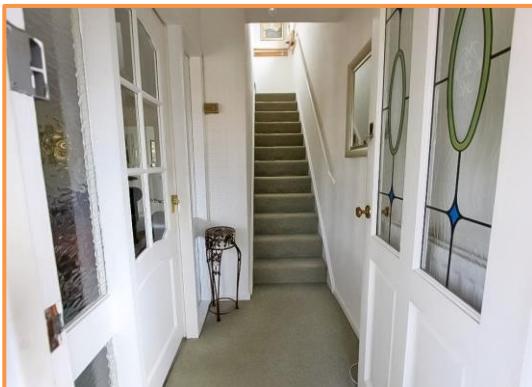
**Bedroom One:** 12' 6" x 8' 6" (3.81m x 2.58m) having double glazed window to the front, radiator, double built in wardrobe

**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](mailto: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.

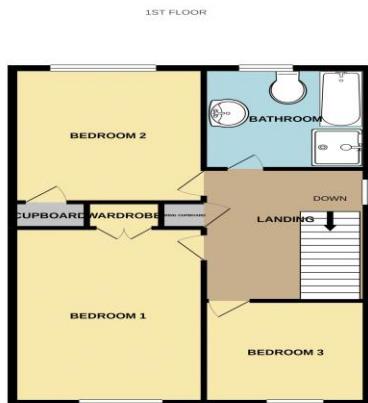
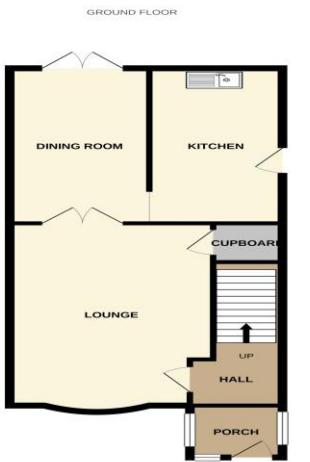
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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



Whilst every effort 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 inaccuracies. The floorplan is for guidance only and should not be relied upon as a definitive description of the property. You should always make your own inspection of the property before purchase. You should also make your own arrangements to have the property surveyed by a qualified surveyor. We are not responsible for any inaccuracies in the floorplan.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100)      A		
(81-91)      B		
(69-80)      C	76	
(55-68)      D	63	
(39-54)      E		
(21-38)      F		
(1-20)      G		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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