



Sudbury Close, Wednesfield
Wolverhampton, WV11 3AR

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME** SITUATED IN A POPULAR CUL-DE-SAC IN WEDNESFIELD** TWO RECEPTION ROOMS** **CONSERVATORY** **DOWNSTAIRS W.C.** **UTILITY** **SHOWER ROOM** ** GARAGE** **VIEWING HIGHLY RECOMMENDED****

Entrance: 6' 2" x 4' 11" (1.88m x 1.51m) Access is gained via a uPVC door to the side, double glazed window to the side, door to;

Lounge: 16' 10" x 13' 10" max 12' 8" min (5.13m x 4.21m max 3.85 min) having a feature fireplace, double glazed window to the front, stairs leading off to the first floor level, two radiators, opening to;

Dining Room: 9' 5" x 10' 3" (2.87m x 3.12m) having laminate flooring, double glazed French style doors leading to;

Conservatory: 9' 11" x 8' 1" (3.01m x 2.47m) having door leading to the rear garden

Kitchen: 10' 1" x 6' 11" (3.08m x 2.12m) having a range of fitted wall and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in oven, gas hob and extractor above, tiled floor and walls

Downstairs W.C.: having a low flush W.C., vanity wash hand basin, part tiled walls, tiled floor, double glazed window to the rear

Utility: 9' 1" x 8' 2" (2.76m x 2.49m) having fitted base units with work surface over, tiled floor, plumbing for washing machine, uPVC door leading to the rear garden, doors leading to the w.c. and to kitchen

On The First Floor

Landing: having double glazed window to the side, doors leading off to;

Bedroom One: 13' 8" x 9' 10" (4.17m x 3.00m) having double glazed window to the front, radiator, airing cupboard

Bedroom Two: 10' 6" x 9' 10" (3.20m x 3.00m) having double glazed window to the rear, radiator

Bedroom Three: 10' 6" x 6' 9" (3.19m x 2.06m) having double glazed window to the front, radiator, access to loft storage area

Refitted Shower Room: 6' 7" x 5' 7" (2.01m x 1.70m) having a corner shower cubicle, vanity wash hand basin, low flush W.C., heated towel rail, fully tiled

Garage: 16' 7" x 8' 6" (5.06m x 2.58m) having steel double doors to the front, power and light points, door leading to the utility room

Outside: having a lawned foregarden and block paved driveway providing off road parking. Enclosed rear garden with paved patio, lawn, timber garden shed, timber panel fencing.





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: 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 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.



Offers in the Region Of £259,950

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, masses, etc. are given for guidance only and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. The information is provided for guidance only and is not intended to be used for any other purpose.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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