



Wards Bridge Drive, Wednesfield
Wolverhampton, WV11 3PJ

SKITTS
ESTATE AGENTS

Accommodation description

This beautifully maintained three-bedroom semi-detached property is located within a fairly new residential estate, offering a perfect blend of style, space, and modern convenience. With a neat and tidy frontage, the property has a driveway running down the side, leading to a gated side entrance for secure access to the rear garden. Stepping inside, you are greeted by an inviting entrance hall, providing access to the staircase leading to the first floor and the spacious lounge. The lounge is a bright, open-plan space, tastefully decorated in neutral tones, creating a light and airy ambiance. A discreet door in the lounge leads to an under-stairs area, where you will find a convenient downstairs WC complete with a sink and toilet. Moving through, the heart of this home is the impressive open-plan kitchen and dining area, which spans the full width of the property. This space is thoughtfully designed with modern decor, featuring a range of high-quality fittings and finishes. Dual windows and double patio doors flood the room with natural light, providing seamless access to the well-maintained rear garden. The garden itself is a delightful space, neatly arranged with a paved seating area perfect for outdoor dining and a lawn area for relaxation. A garden shed at the rear offers useful storage space. Upstairs, the property offers three generously sized bedrooms. The main bedroom is positioned at the front, complete with inset fitted wardrobes and a stylish en-suite, which includes a shower, WC, and sink,

with a window overlooking the front. Bedrooms two and three both feature windows with views of the rear garden. The main family bathroom is a sleek and modern space, finished to a high standard

Entrance Hall

Lounge: 13' 8" x 12' 2" (4.17m x 3.72m)

Inner Hall

Ground Floor W.C.

Kitchen Diner: 15' 3" x 9' 2" (4.64m x 2.79m)

On The First Floor

Landing

Main Bedroom: 9' 8" x 9' 3" (2.95m x 2.82m)

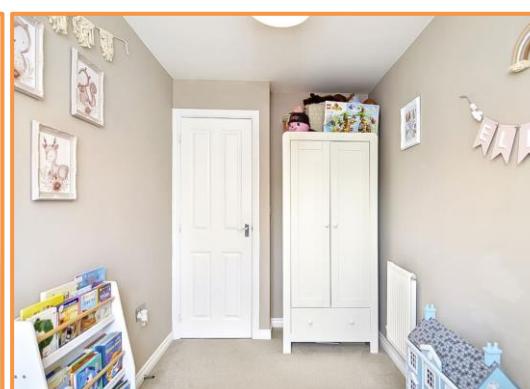
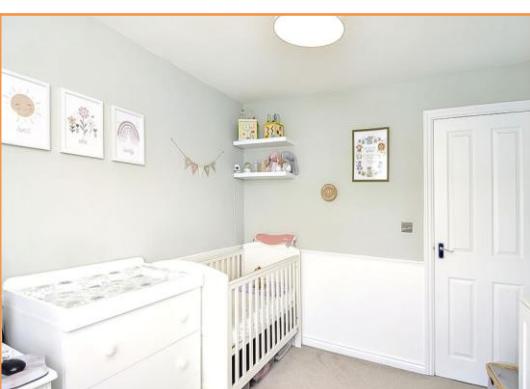
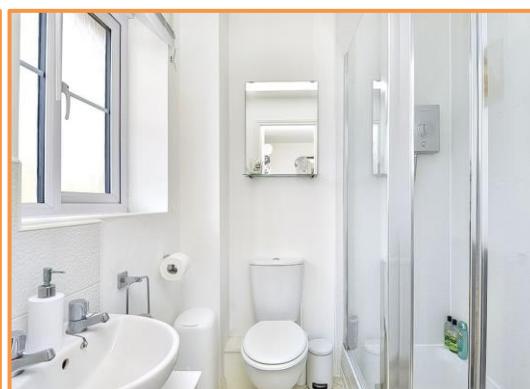
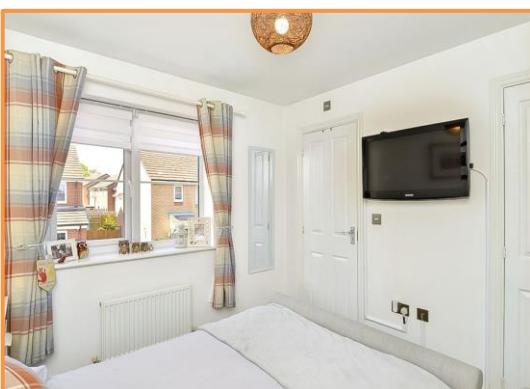
Ensuite: 5' 9" x 5' 4" (1.74m x 1.62m)

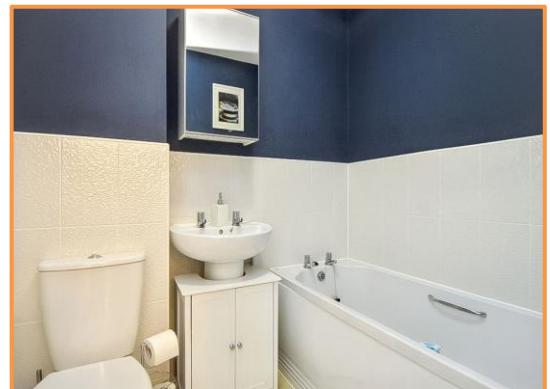
Bedroom Two: 10' 8" x 8' 7" (3.24m x 2.62m)

Bedroom Three: 11' 5" x 6' 5" (3.49m x 1.96m)

Bathroom: 6' 6" x 5' 5" (1.98m x 1.64m)

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: C

EPC RATING: 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 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.

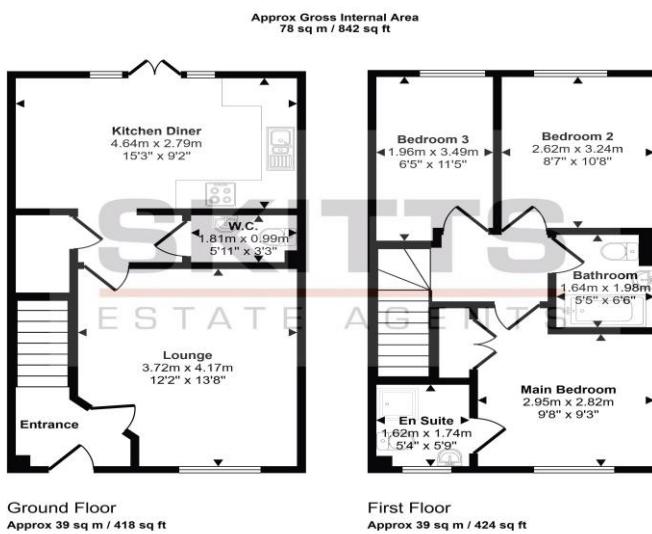
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

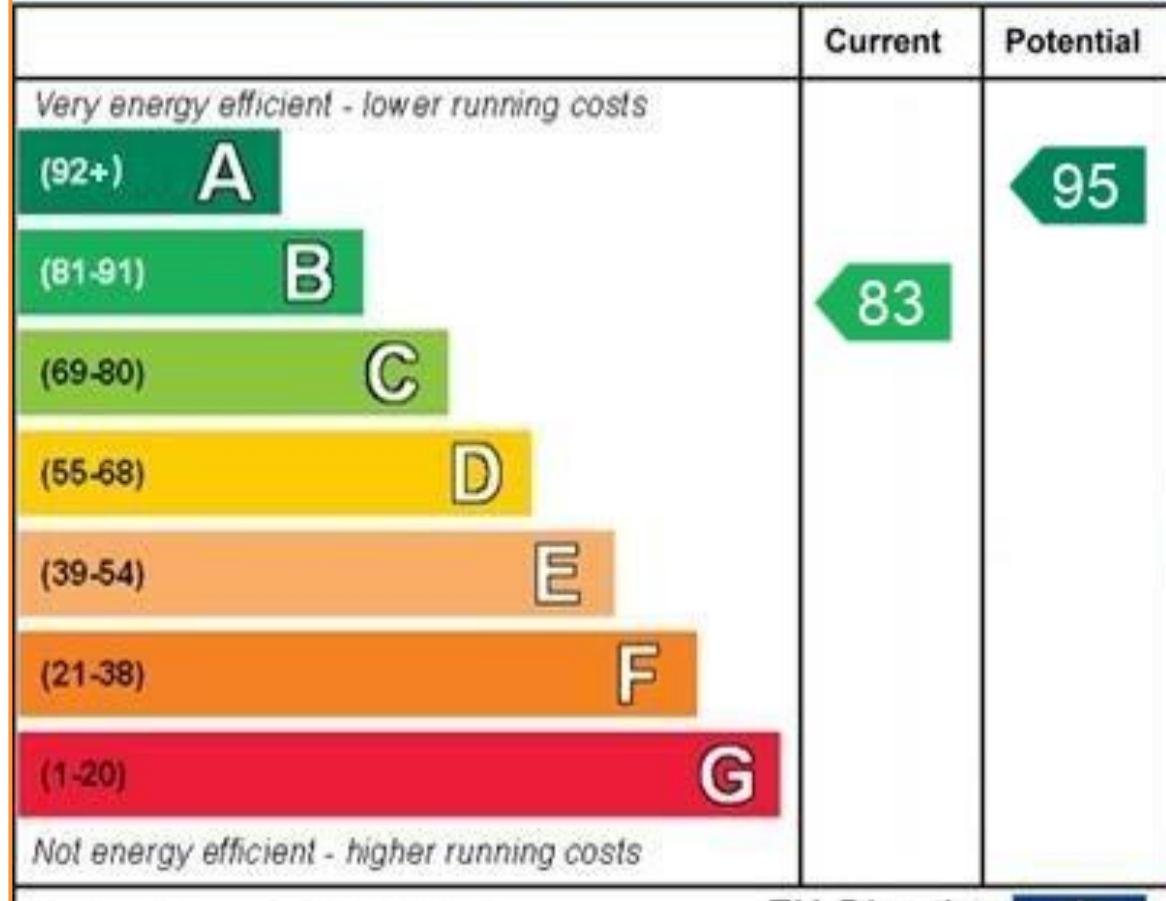


£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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