



**Wolverhampton Road, Essington**  
Wolverhampton, WV11 2BX

**SKITTS**  
ESTATE AGENTS

# Accommodation description

This beautifully renovated three-bedroom semi-detached home is set within the highly sought-after village of Essington, offering a perfect blend of modern living and traditional charm. Tucked away just off the main road, the property benefits from its own private driveway and a peaceful setting, ideal for families and professionals alike. Upon entering through the front door, you are welcomed into a spacious lounge featuring a large bay window that floods the room with natural light. The lounge flows seamlessly into the dining area, which includes a useful inset storage cupboard and provides access to the staircase leading to the first floor. At the rear of the dining area, double patio doors open onto a stylishly decked courtyard space—perfect for alfresco dining and entertaining. The kitchen has been fully modernised to a high standard, finished in neutral tones with contemporary worktops, ample cupboard space, and a large side window offering views of the courtyard and rear garden. Adjacent to the kitchen is the main bathroom, also recently updated, which includes a modern bathtub and sink. A separate WC is conveniently positioned off the bathroom, both completed with quality fittings and finishes. Upstairs, the property offers three well-proportioned bedrooms. The primary bedroom is located at the front of the house and features a wide window that brings in plenty of light, along with a handy built-in cupboard. Bedroom two sits centrally with a rear-facing window, while bedroom three overlooks the garden and includes its own fitted storage cupboards—ideal for a child's room or home office. Externally, the rear of the property is a standout feature, with a large decked area wrapping around the side and rear elevations,

offering multiple zones for seating or entertaining. Steps lead down to a generously sized, well-maintained lawn, creating a lovely garden space for families and outdoor living. Gated side access ensures practicality and security.

**Lounge:** 12' 9" x 12' 1" (3.88m x 3.69m)

**Dining Room:** 12' 10" x 11' 8" (3.92m x 3.56m)

**Kitchen:** 11' 0" x 7' 3" (3.36m x 2.21m)

**Ground Floor Bathroom:** 6' 10" x 5' 9" (2.09m x 1.74m)

**Separate W.C.:** 6' 7" x 2' 9" (2.00m x 0.85m)

**On The First Floor**

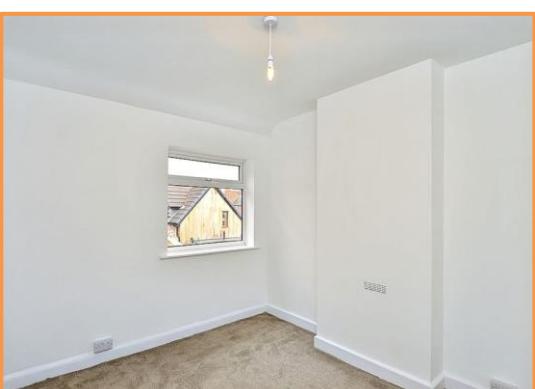
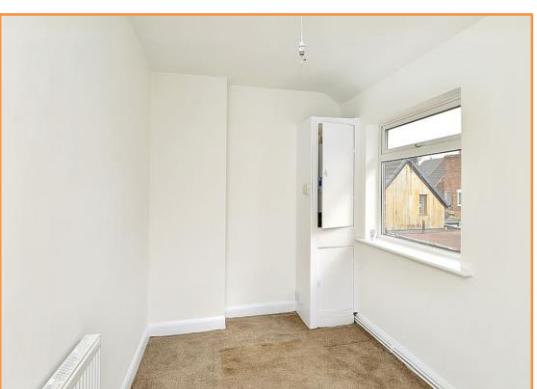
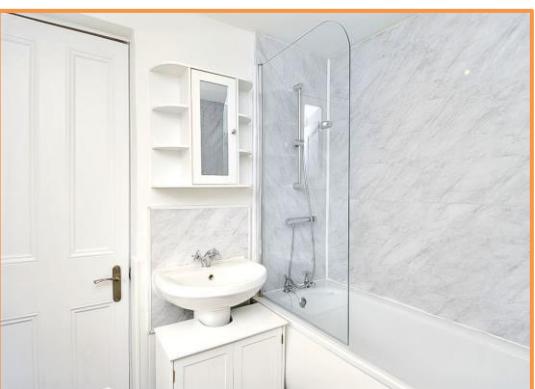
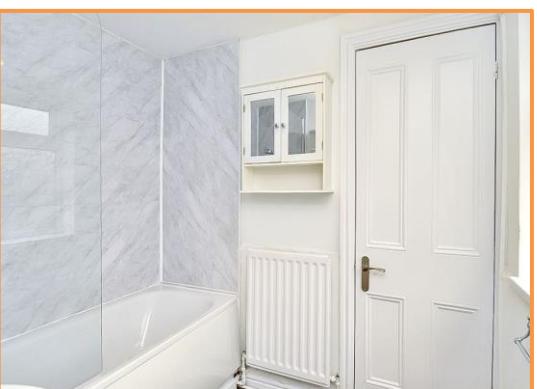
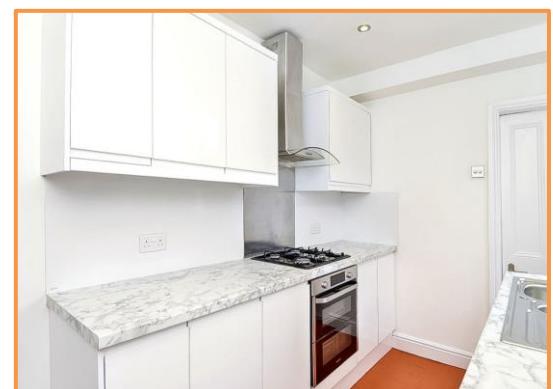
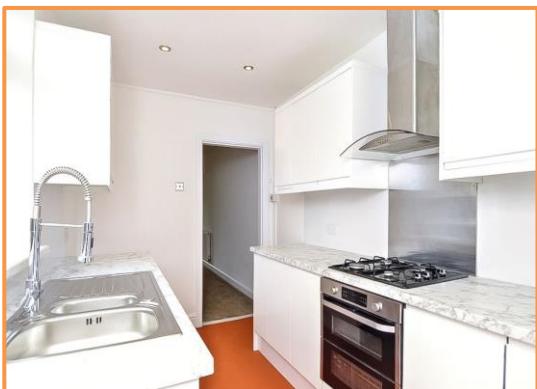
**Landing**

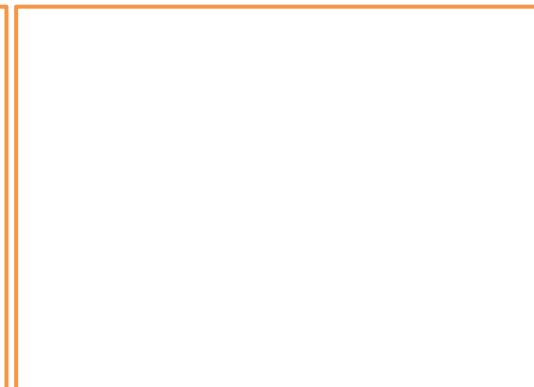
**Main Bedroom:** 13' 0" x 10' 3" (3.95m x 3.12m)

**Bedroom Two:** 11' 2" x 9' 8" (3.41m x 2.94m)

**Bedroom Three:** 11' 0" x 6' 11" (3.35m x 2.10m)

**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: B**

**EPC RATING: D**

**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.

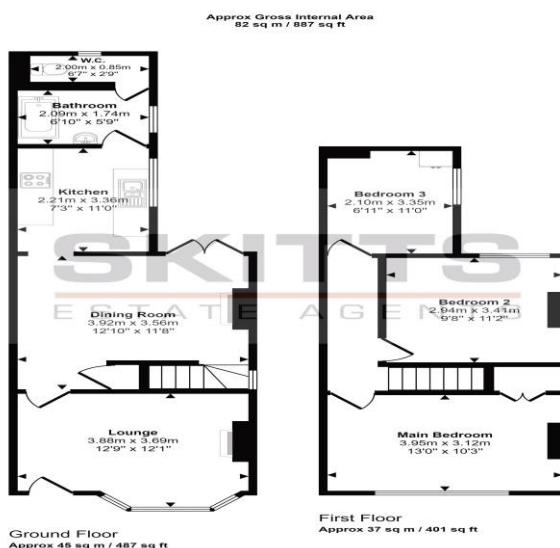
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

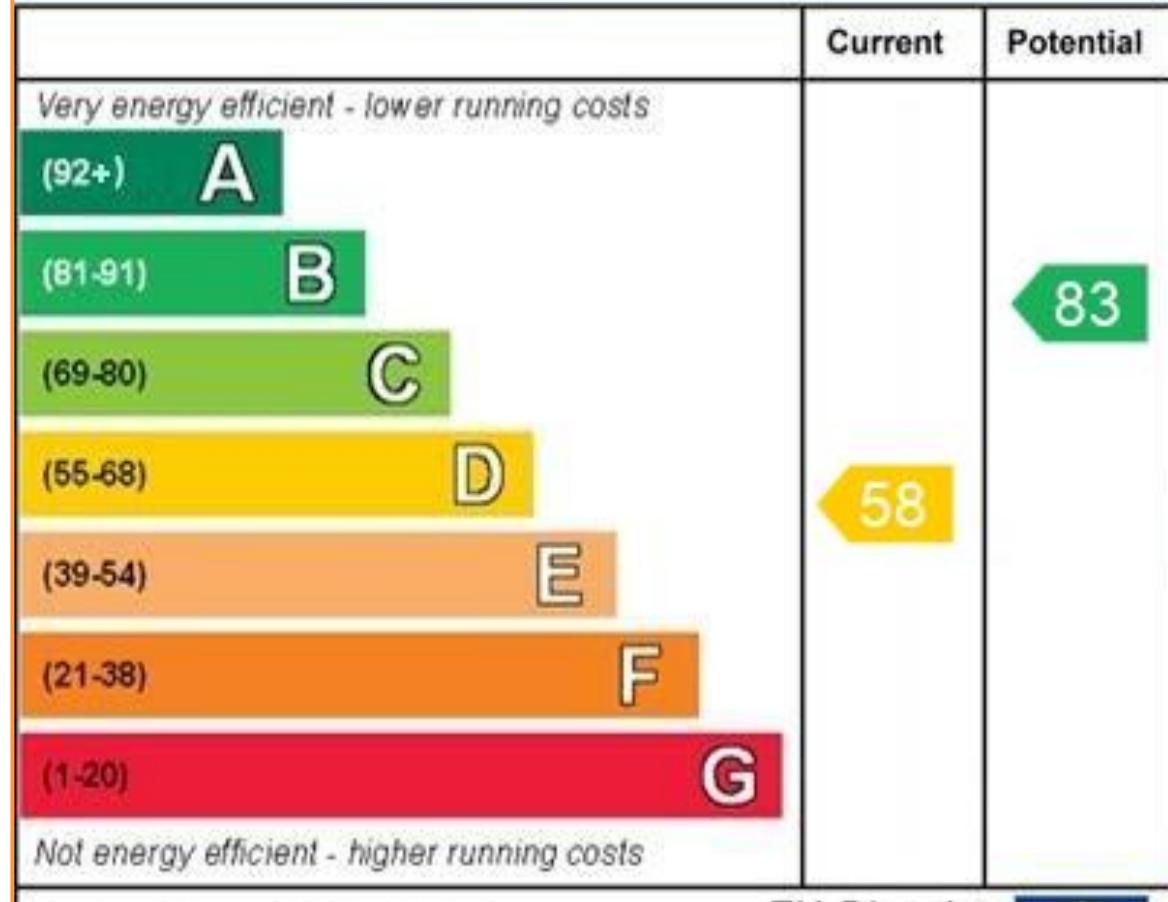


**£235,000**

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



## Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC



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