



**Barnard Road, Ashmore Park
Wolverhampton, WV11 2JY**

£160,000

****THREE BEDROOM SEMI IN POPULAR ASHMORE PARK LOCATION**** Two reception rooms, gas central heating and double glazing, off road parking and enclosed rear garden.



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

Reception Room One: 13' 10" x 11' 1" (4.21m x 3.38m) having double glazed window to the front, radiator

Reception Room Two: 11' 10" x 9' 10" (3.60m x 2.99m) having double glazed window to the rear, radiator

Kitchen: 9' 6" x 7' 1" (2.89m x 2.16m) having a range of fitted wall and base level units with work surfaces over, single drainer sink unit, plumbing for washing machine, double glazed window to the rear, door leading to the side

Side Hall: having doors leading to the rear and front

On The First Floor

Landing: having double glazed window to the side, access to loft storage area

Bedroom One: 11' 1" x 11' 7" (3.38m x 3.53m) having double glazed window to the front, radiator, built in storage cupboard

Bedroom Two: 12' 2" x 7' 9" (3.71m x 2.36m) having double glazed window to the rear, radiator, built in wardrobe

Bedroom Three: 8' 2" x 8' 0" (2.49m x 2.44m) having double glazed window to the front, radiator

Bathroom: having suite comprising bath with shower over, wash hand basin, low flush W.C., two double glazed windows to the rear, radiator

Outside: having off road parking to the front. Enclosed gravelled rear garden with paved patio



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.

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.

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.

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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