



Broad Lane South,
Wolverhampton, WV11 3RX

SKITTS
ESTATE AGENTS

Accommodation description

Situated along the highly desirable Broad Lane South, this charming three-bedroom detached home offers a fantastic opportunity for families and professionals alike. Set back from the road behind a large shared driveway and a detached garage, this property provides ample parking and convenience. Upon entering, you are welcomed by an entrance hallway, leading to two generous reception rooms, one of which has been extended to the rear, creating a bright living space. The property also features a well-appointed kitchen, offering plenty of potential for modernisation. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate toilet. Ample storage space is available throughout the home. To the rear, a secluded garden provides a peaceful outdoor retreat, ideal for relaxation or entertaining. Positioned in a prime location with excellent transport links, schools, and local amenities nearby, this fantastic home is not to be missed! Viewing is highly recommended.

Entrance Hall

Lounge: 16' 1" x 10' 10" (4.91m x 3.31m)

Sitting Room: 21' 11" x 7' 10" (6.67m x 2.40m)

Kitchen: 9' 10" x 7' 9" (2.99m x 2.36m)

On The First Floor

Landing

Bedroom One: 13' 0" x 9' 10" (3.95m x 3.00m)

Bedroom Two: 11' 1" x 10' 3" (3.38m x 3.13m)

Bedroom Three: 10' 0" x 6' 1" (3.04m x 1.86m)

Bathroom: 8' 2" x 5' 8" (2.49m x 1.72m)





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: D

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.



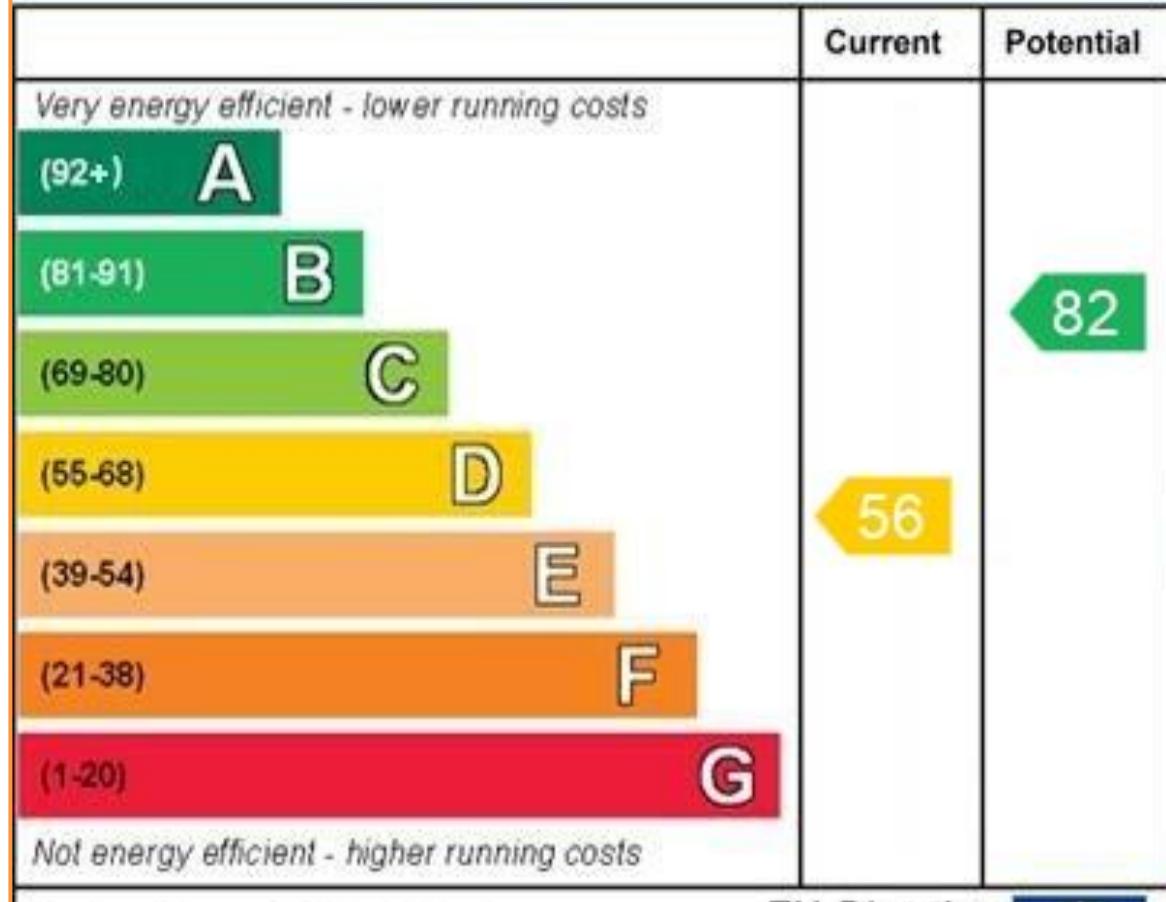
Offers Over £250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items and apparatus and its responsibility is taken for any errors or omissions. The floorplan is for guidance purposes only. The dimensions shown are not to scale and no guarantee can be given as to their accuracy. The floorplan is not a survey and no legal reliance should be placed on these details with regards to boundaries or areas.

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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