

# SKITTS

ESTATE AGENTS



**Dovedale Road, Ettingshall Park**  
Wolverhampton, WV4 6RL

**£250,000**

01902 686868

**We Value Your Home**



An extremely well maintained semi-detached property having extended accommodation to the rear providing excellent family accommodation. This impressive and stylish home with three bedrooms is offered for sale with no upward chain and must be seen to be appreciated.

The property is situated in a popular residential area local to a range of amenities and a short distance from Wolverhampton City centre and Sedgley centre. Numerous noteworthy features to this stylish home include: two reception rooms, a delightful dining kitchen fitted with integrated appliances plus utility area, downstairs WC, first floor bathroom with separate bath and shower cubicle.

There is off road parking to the front for numerous vehicles and a pleasant garden to the rear private from neighbouring properties. The property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

**Council Tax Band C. Energy Rating D. Tenure FREEHOLD.**

**Approach** By way of block paved driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed door.

**Reception Hall** Having double glazed door, under stairs cupboard, wooden flooring and central heating radiator.

**Living Room** 19' 6" x 11' 3" (5.94m x 3.43m) Having wooden flooring, two central heating radiators and double glazed sliding door to the rear garden.

**Dining Room** 13' 1" x 11' 5" (3.98m x 3.48m) Having central heating radiator and double glazed window.

**Kitchen** 15' 3" x 9' 7" (4.64m x 2.92m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Integrated refrigerator and dishwasher, range of fitted wall cupboards, flush ceiling spot lights, central heating radiator, double glazed window and door leading out to lobby: Having double glazed door to the rear garden.

**Utility** 13' 8" x 7' 3" (4.16m x 2.21m) Having inset stainless steel sink with fitted base units and decorative laminate work tops, fitted wall cupboards and cupboard housing Worcester combination boiler. Ceramic wall and floor tiling, plumbing for washing machine, flush ceiling spot lights, two double glazed windows and WC off: Having low flush WC, wash hand basin, ceramic wall and floor tiling.

**Landing** Having loft hatch for access.

**Bedroom One** 13' 8" x 11' 5" (4.16m x 3.48m) Having range of fitted wardrobes, two wall light points, central heating radiator and double glazed window.



**Bedroom Two** 11' 4" x 11' 0" (3.45m x 3.35m) Having central heating radiator and double glazed window.

**Bedroom Three** 10' 8" x 7' 9" (3.25m x 2.36m) Having laminate flooring, central heating radiator and double glazed window.

**Bathroom** 9' 7" x 7' 3" (2.92m x 2.21m) Having 'White' suite comprising: panelled bath with shower fitting, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail, central heating radiator and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

**Small Garage (Not suitable for a vehicle)** 7' 4" x 6' 4" (2.23m x 1.93m) Having 'Up & Over' door, light and power points.

**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: 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.

**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 The Finance Family to act 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.

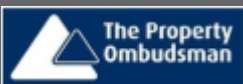




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GROUND FLOOR  
783 sq ft. (72.7 sq m.) approx.

1ST FLOOR  
473 sq ft. (43.9 sq m.) approx.



TOTAL FLOOR AREA: 1256 sq ft. (116.7 sq m.) approx.  
These sales particulars have been made to assist the accuracy of the Register concerning the characteristics of the property, fixtures and fittings and are not intended to constitute an offer of any insurance. This plan is for illustrative purposes only and should be used in conjunction with the sales particulars. The accuracy of the information and figures are not intended to be guaranteed. No liability is accepted for errors.

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....