

SKITTS

ESTATE AGENTS



**Grosvenor Road, Ettingshall Park
Wolverhampton, WV4 6QU**

£269,950

01902 686868

We Value Your Home



An extremely well presented semi-detached property situated in a popular residential area local to amenities including shops, schools and public transport services. This particularly delightful three bedroom family home is tastefully decorated and must be seen to be appreciated.

The property has been improved and benefits from a stylish fitted kitchen plus utility room, a modern bathroom, a spacious lounge diner, off road parking plus garage and an extensive rear garden. 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 and windows.

Reception Hall Having composite front door, laminate flooring and central heating radiator.

Lounge/Diner 24' 2" x 11' 0" (7.36m x 3.35m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall lights points, two central heating radiators, laminate flooring, double glazed window and double glazed sliding patio doors to the rear garden.

Kitchen 9' 5" x 7' 5" (2.87m x 2.26m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Range of fitted wall cupboards, pantry, flush ceiling spot lights, laminate flooring, central heating radiator, double glazed window and double glazed door leading out.

Utility 9' 6" x 7' 9" (2.89m x 2.36m) Having wall cupboard, plumbing for washing machine, wall mounted Worcester combination boiler and double glazed door to the rear garden.

Landing Having loft hatch for access and double glazed window.

Bedroom One 13' 3" x 11' 10" (4.04m x 3.60m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Two 10' 2" x 10' 1" (3.10m x 3.07m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 9' 3" x 6' 1" (2.82m x 1.85m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 7' 2" x 6' 9" (2.18m x 2.06m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Garage 12' 0" x 9' 1" (3.65m x 2.77m) Having roller shutter door, light and power points.



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



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.

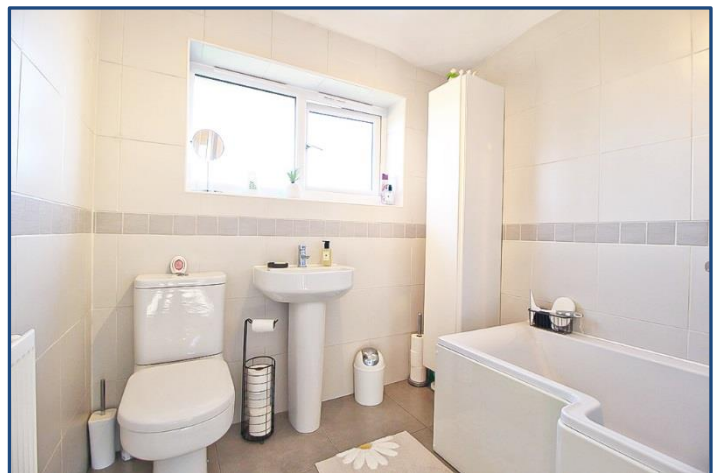
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

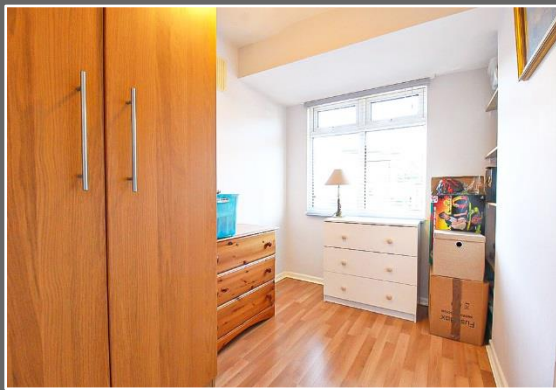
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

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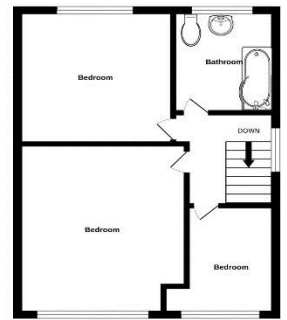
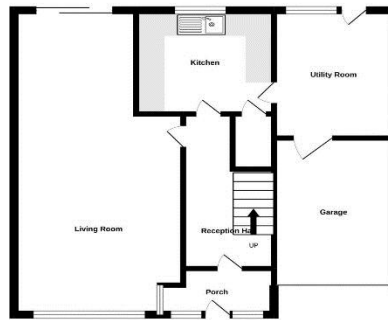
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Ground Floor

1st Floor

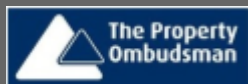


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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: