

# SKITTS

ESTATE AGENTS



**Wendover Road, Ettingshall Park  
Wolverhampton, WV4 6NA**

**£269,950**

01902 686868

**We Value Your Home**



An immaculate semi-detached property situated in a popular residential area local to a range of amenities. This extremely well presented family home has been improved in recent years to a particularly high standard and simply must be seen to be appreciated.

The property is tastefully decorated and has been well maintained throughout offering stylish and spacious accommodation briefly comprising: entrance porch, reception hall, lounge diner, kitchen plus utility area, downstairs WC, storage area (previously part of the garage), three bedrooms and a bathroom.

Noteworthy features to this stunning home include: central heating, uPVC double glazing, Karndean flooring in the reception hall and fitted kitchen, a stylish first floor bathroom, a delightful rear garden and off road parking to the front for numerous vehicles.

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

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

**Entrance Porch** Having double glazed windows and door and timber flooring.

**Reception Hall** Having double glazed door, Karndean flooring and central heating radiator.

**Lounge/Diner** 23' 4" x 11' 0" (7.11m x 3.35m) Having marble type fireplace with surround and hearth, two central heating radiators and two double glazed windows.

**Kitchen** 9' 5" x 7' 7" (2.87m x 2.31m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, range of fitted wall cupboards, ceramic wall tiles, Karndean flooring, double glazed window and door leading out.

**Utility** 12' 6" x 7' 7" (3.81m x 2.31m) Having fitted base units and decorative laminate work top, fitted wall cupboards, storage cupboard and plumbing for washing machine. Wall mounted electric heater, laminate flooring and double glazed door leading out to the rear garden.

**Downstairs WC** Having low flush WC and wash hand basin, chrome heated towel rail, laminate flooring and double glazed window.

**Landing** Having loft hatch for access by way of retractable ladder and double glazed window.

**Bedroom One** 13' 3" x 11' 2" (4.04m x 3.40m) Having range of quality fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 10' 4" x 10' 1" (3.15m x 3.07m) Having central heating radiator and double glazed window.



**Bedroom Three** 6' 3" x 6' 2" (1.90m x 1.88m) Having central heating radiator and double glazed window.

**Bathroom** 7' 4" x 6' 9" (2.23m x 2.06m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, airing cupboard housing combination boiler, chrome heated towel rail and double glazed window.

**Storage Area (previously part of garage)** 8' 3" x 7' 9" (2.51m x 2.36m) Having electric roller shutter door, light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, resin patio area, cold water tap, neat lawn area, garden shed, 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: C**

**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.

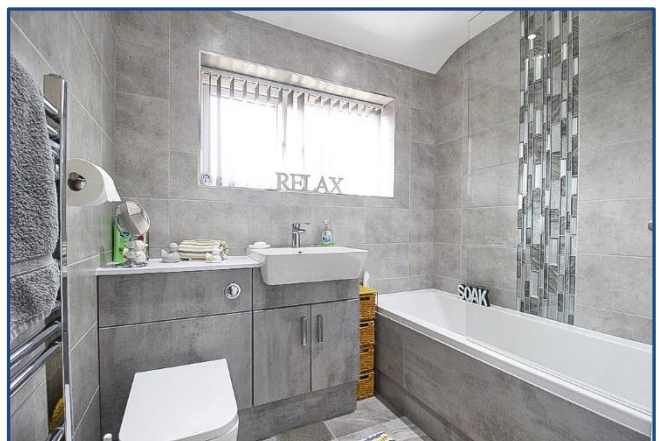
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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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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.





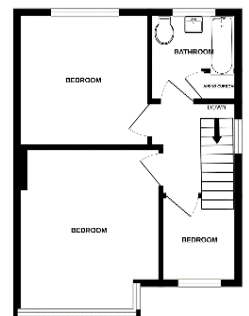
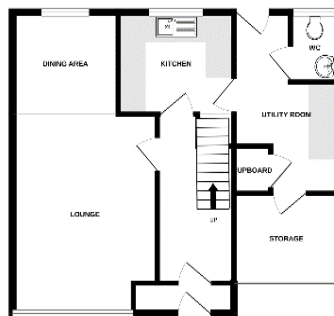
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GROUND FLOOR

1ST FLOOR



22 WENDOVER RD, W44 6NA

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