

# SKITTS

ESTATE AGENTS



**Bate Street, Lanesfield**  
Wolverhampton, WV4 6NL

**£200,000**

01902 686868

**We Value Your Home**



A deceptively spacious semi-detached property occupying a quiet position in a popular residential area local to a range of amenities and having Birmingham New Road/A4123 a short distance away ideal for commuting.

This three bedroom family residence is extremely well presented throughout and must be seen to be fully appreciated. The tastefully decorated home benefits from numerous noteworthy features including: a delightful living room, dining area with kitchen area off having integrated appliances, a modern first floor bathroom, spacious reception hall and landing.

The property is centrally heated and double glazed. The impressive rear garden offers a patio area, neat lawn area and further patio area. Mining Report available upon request.

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

**Approach** By way of pathway to the accommodation.

**Reception Hall** Having composite front door, storage cupboard, under stairs cupboard with plumbing for washing machine, laminate flooring, central heating radiator and double glazed window.

**Living Room** 13' 2" x 12' 2" (4.01m x 3.71m) Having pebble effect electric fire with surround, hearth and fireplace, central heating radiator and double glazed bay window.

**Dining Room** 12' 8" x 12' 5" (3.86m x 3.78m) Having feature fireplace, laminate flooring, central heating radiator and double glazed window.

**Kitchen** 8' 8" x 7' 9" (2.64m x 2.36m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator and freezer, range of fitted wall cupboards, ceramic wall and floor tiles. Flush ceiling spot lights, double glazed window and door leading out.

**Landing** Having double glazed window and loft hatch for access by way of retractable ladder to partially boarded loft and combination boiler.

**Bedroom One** 12' 4" x 12' 3" (3.76m x 3.73m) Having central heating radiator and double glazed window.

**Bedroom Two** 12' 2" x 11' 3" (3.71m x 3.43m) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 1" x 7' 0" (2.16m x 2.13m) Having central heating radiator and double glazed window.

**Bathroom** 7' 2" x 5' 10" (2.18m x 1.78m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail 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. Further patio area to the rear, garden shed and gated side access.

**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: B**  
**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.

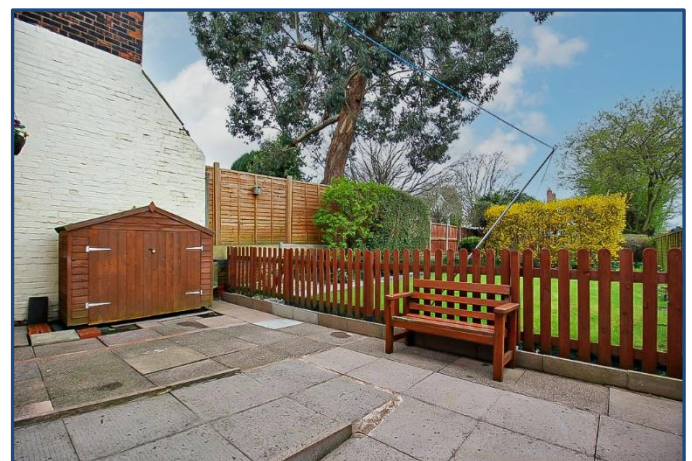
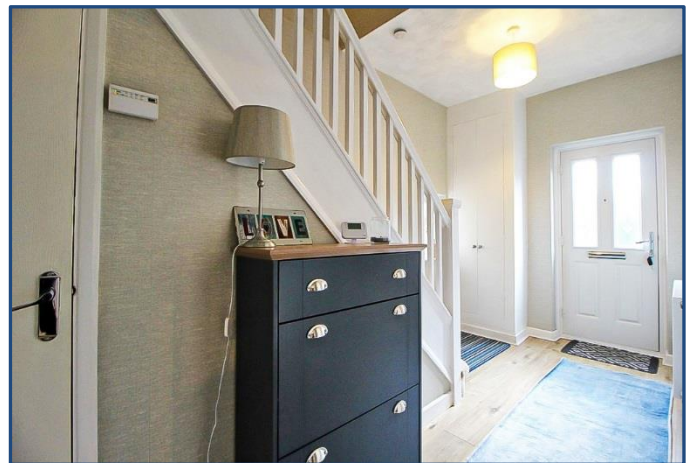
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

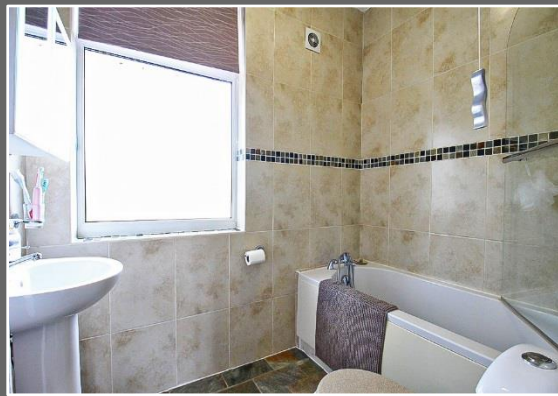
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in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

**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.

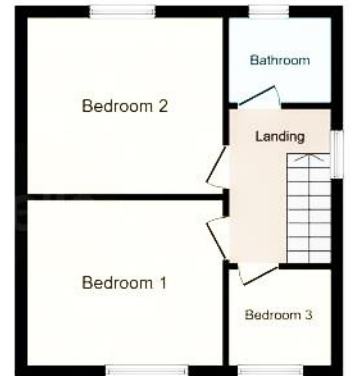
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor



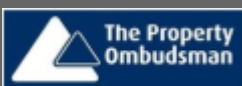
First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, objects and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or omission. All parties must rely on their own inspections.

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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: .....