

SKITTS

ESTATE AGENTS



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

£295,000

01902 686868

We Value Your Home



An impressive detached property offering spacious family accommodation situated in an extremely popular residential area local to a range of amenities. The property benefits from central heating, double glazing, off road parking plus garage, a delightful garden to the rear and is for sale with no upward chain.

Further noteworthy features to this substantial home include: a 21ft living room with sliding doors out, separate sitting room, a 17ft dining kitchen, downstairs WC, three double bedrooms with fitted wardrobes, family bathroom plus ensuite shower room.

The property requires some modernisation works but has been well maintained and interior viewing is HIGHLY recommended.

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

Approach By way of paved driveway providing off road parking past lawn fore-garden.

Entrance Porch Double glazed door and windows.

Reception Hall Central heating radiator and stairs off.

Sitting Room 13' 11" x 11' 4" (4.24m x 3.45m) Two wall light points, central heating radiator and double glazed window.

Living Room 21' 1" x 11' 5" (6.42m x 3.48m) Having electric fire with fire-place, three wall light points, two central heating radiators and double glazed sliding door to rear garden.

Dining Kitchen 17' 9" x 9' 5" (5.41m x 2.87m) Stainless steel sink top with fitted base units and decorative laminate work top, range of fitted wall cupboards with concealed lighting, plumbing for a washing machine, ceramic wall and floor tiling, central heating radiator and double glazed window.

Side Lobby Central heating radiator, WC off and door leading out.

Downstairs WC Low flush WC, wash hand basin and double glazed window.

Landing Double glazed window and loft hatch for access.

Bedroom One 13' 9" x 11' 4" (4.19m x 3.45m) Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 12' 11" x 11' 0" (3.93m x 3.35m) Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 14' 1" x 8' 8" (4.29m x 2.64m) Fitted wardrobes, central heating radiator, two double glazed windows and ensuite shower room off.

Ensuite Shower Room 7' 2" x 4' 9" (2.18m x 1.45m) Shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, ceramic wall and floor tiling, shaver point, central heating radiator and double glazed window.



Family Bathroom 8' 2" x 7' 9" (2.49m x 2.36m) Panelled bath with shower fitting, pedestal wash hand basin, low flush WC, ceramic wall tiling, airing cupboard, central heating radiator and two double glazed windows.

Garage 17' 9" x 7' 4" (5.41m x 2.23m) Wall mounted combination boiler, light and power points 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, fish pond, two garden sheds 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: 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.

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.

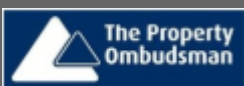




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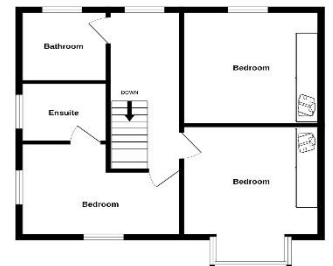
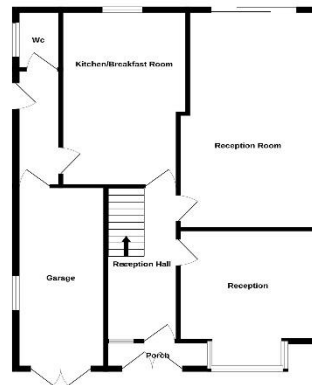
01902 686868

sedgley@skitts.net



Ground Floor

1st Floor



Measurements are approximate. Not to scale. For information purposes only. Made with Microplot 02/04

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: