

SKITTS

ESTATE AGENTS



**Norbury Crescent, Lanesfield
Wolverhampton, WV4 6DH**

£179,950

01902 686868

We Value Your Home



A well maintained semi-detached property offering spacious accommodation and situated in a popular residential area local to a range of amenities. This three bedroom family home offers great potential and interior viewing is highly recommended.

The property is for sale with no upward chain and benefits from a good size lounge diner, fitted kitchen, useful areas/utility to the side, a modern first floor bathroom, off road parking to the front and a pleasant garden to the rear. The property is centrally heated and double glazing. Mining report available upon request.

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

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore-garden.

Entrance Porch Double glazed sliding door.

Reception Hall Central heating radiator and double glazed window.

Lounge Diner 25' 3" x 14' 3" (7.69m x 4.34m) Feature fire-place, central heating radiator and two double glazed windows.

Kitchen 12' 3" x 6' 6" (3.73m x 1.98m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for a washing machine, range of fitted wall cupboards, pantry, central heating radiator, double glazed window and door leading out.

Utility Area Having two further areas off and door out to the rear garden.

Landing Double glazed window and loft hatch for access.

Bedroom One 13' 2" x 11' 6" (4.01m x 3.50m) Central heating radiator, double glazed window and airing cupboard housing combination boiler.

Bedroom Two 9' 6" x 9' 4" (2.89m x 2.84m) Built-in wardrobes, central heating radiator and double glazed window.

Bedroom Three 10' 3" x 7' 4" (3.12m x 2.23m) Built-in cupboard, central heating radiator and double glazed window.

Bathroom 6' 5" x 5' 9" (1.95m x 1.75m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, laminate flooring, central heating radiator and double glazed window.

Rear Garden Paved patio area, 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: B
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.





GROUND FLOOR

1ST FLOOR

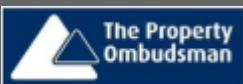


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, boundaries, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and are subject to availability or efficiency can be given. Make well telephone 02023

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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: