



Offers in Excess of £380,000

**Linden Lea, Finchfield,
Wolverhampton, WV3 8BD**

SKITTS
PREMIER HOME

Ground Floor Accommodation

****EXTENDED FAMILY HOME NOW AVAILABLE IN QUIET CUL-DE-SAC LOCATION****

Beautifully presented family home standing in a particularly highly regarded address within easy reach of excellent local primary and secondary schooling. The property comprises, sitting room, extended living room to the side of the property and further potential to extend over, subject to planning permission, fitted kitchen/diner, utility area and stunning lawn front, side and rear gardens.

VIEWING HIGHLY RECOMMENDED, CALL OUR EXPERIENCED TEAM TO BOOK YOUR APPOINTMENT ASAP!

To the front Having tarmacadam and gravelled off road parking, lawned garden and carport

Entrance hall Having stairs leading to the first floor, radiator, doors to sitting room and wc

WC Having vanity wash hand basin and wc, double glazed window to the side, vertical radiator

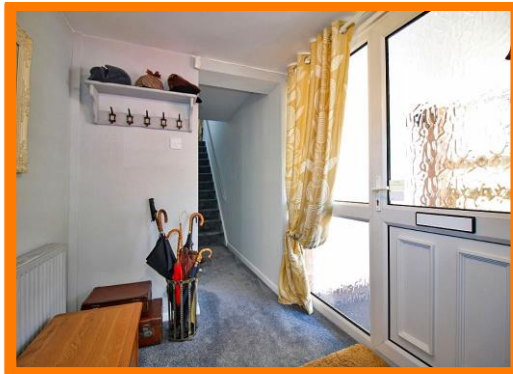
Sitting room 14' 1" x 11' 4" (4.29m x 3.45m) Having double glazed window to the front, radiator, electric fireplace, door to the kitchen, opening to;

Lounge 15' 5" x 12' 4" (4.70m x 3.76m) Having double glazed window to the front, patio doors to the rear garden, radiator

Kitchen/diner 17' 1" x 11' 8" max (5.20m x 3.55m) Having wall and base cupboard units with work surfaces over, one and a half bowl sink unit with drainer, 5 ring gas hob with extractor over, electric oven, radiator, door to;

Utility 7' 8" x 7' 4" (2.34m x 2.23m) Having single drainer sink unit, plumbing for washing machine and dishwasher, wall mounted Worcester boiler, double glazed window to the rear, door to the side

Garage/store 15' 1" x 7' 10" (4.59m x 2.39m) Having power and lighting, up and over door



First Floor Accommodation & Exterior

ON THE FIRST FLOOR

Landing Having double glazed window to the side, store, doors to various rooms

Bedroom 1 12' 1" x 9' 11" (3.68m x 3.02m) Having double glazed window to the rear, radiator

Bedroom 2 11' 9" x 10' 10" (3.58m x 3.30m) Having double glazed window to the front, radiator

Bedroom 3 8' 5" x 6' 0" (2.56m x 1.83m) Having double glazed window to the front, radiator

Bathroom Having 'P' shaped bath with shower over, wc, wash hand basin, double glazed window to the rear, heated towel rail

Outside Having lawned garden with two patio areas, mature borders and side gate giving access to the front elevation



General information

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: E

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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Wolverhampton Tel: 01902 788 188 Email: wolverhampton@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.

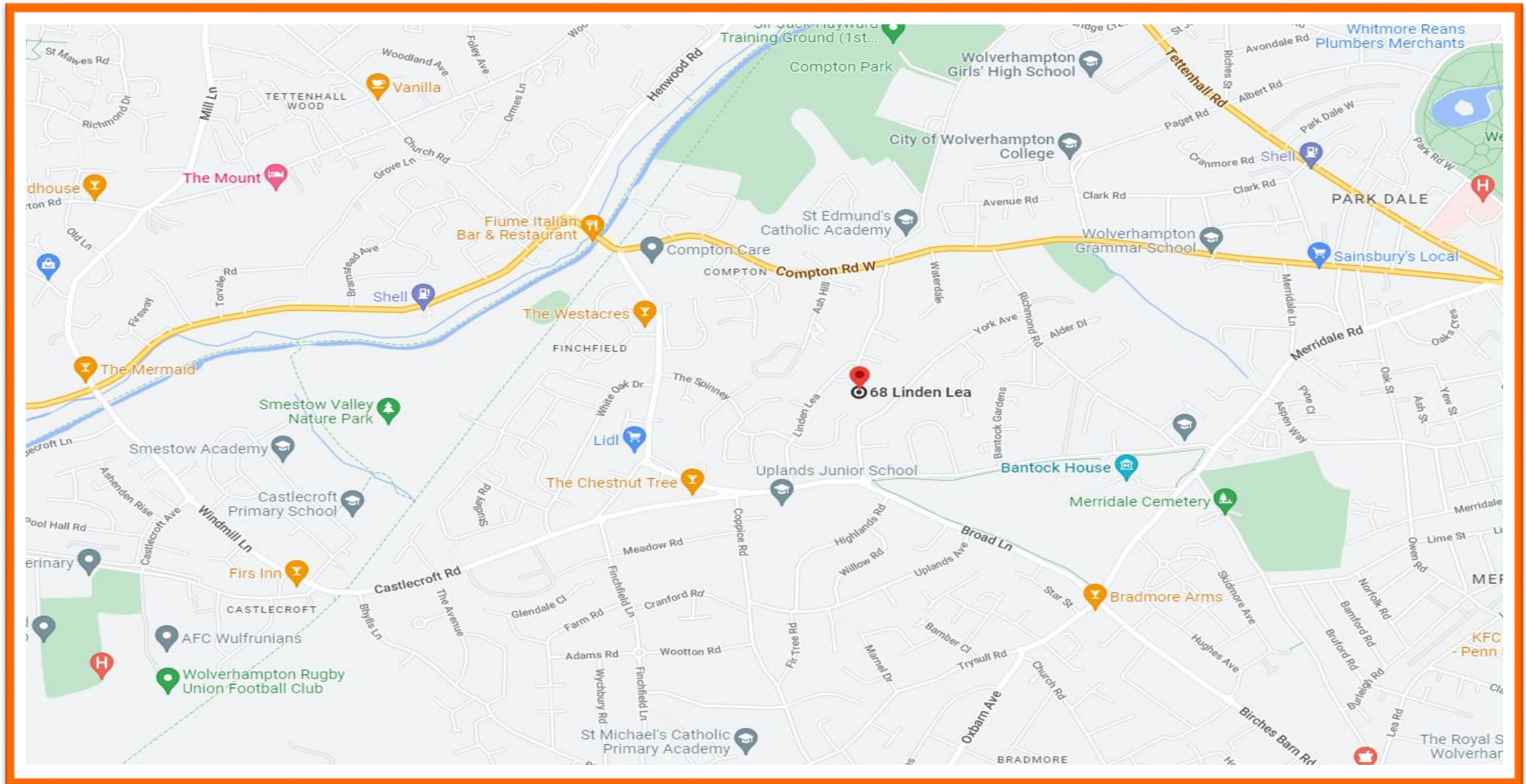
Energy Performance Certificate & Floor Plan

Awaiting Energy Performance Certificate



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location plan



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