

# SKITTS

ESTATE AGENTS



**Weyhill Close,  
Wolverhampton, WV9 5RA**

**Offers in the Region Of £59,000**

01902 788 188

**We Value Your Home**

**\*\*STUDIO APARTMENT OFFERED WITH NO UPWARD CHAIN - IDEAL FIRST OR INVESTMENT OPPORTUNITY\*\***

**Living area, fitted kitchen, double glazing and electric heating. First come first serve parking to the side, lawn gardens to front and rear.**

**VIEWING HIGHLY RECOMMENDED!**



**Communal gardens**

**Door leading to;**

**Living room/bedroom** 14' 9" x 8' 10" (4.49m x 2.69m) Having double glazed window to the rear, electric radiator

**Shower room** Having shower cubicle, wash hand basin, wc, extractor fan

**Kitchen** 8' 5" x 5' 10" (2.56m x 1.78m) Having wall and base cupboard units with work surfaces over, single drainer sink unit, electric hob, electric oven, double glazed window to the side

**Outside** Having 'first come, first served' off road parking



**TENURE: Leasehold.** 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.

**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.

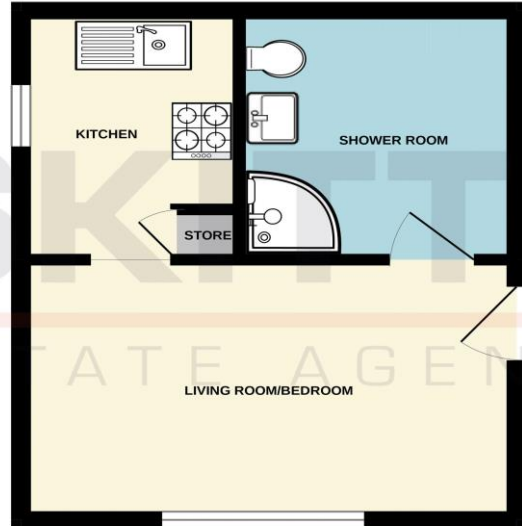
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Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



GROUND FLOOR

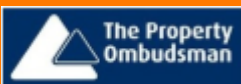


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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