



Springhill Road, Wednesfield
Wolverhampton, WV11 3AW

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED IMPROVED AND REFITTED THREE BEDROOM SEMI-DETACHED HOUSE**** situated in a sought after location close to local schools and amenities. Being sold with NO CHAIN. Benefits from double glazing and gas radiator central heating. Comprises of porch, lounge, 'L' shaped sitting/dining room, refitted kitchen with built-in appliances, utility, 3 bedrooms, modern bathroom, front and rear gardens, driveway and garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this extended three bedroom well presented semi-detached family home situated in a much sought after location. It benefits from double glazing and gas radiator central heating and briefly comprises of: porch, entrance hall, lounge, separate 'L' shaped sitting/dining room, refitted kitchen, utility room, three bedroom, modern bathroom, front and rear gardens, driveway and garage.

Entrance Porch: having uPVC double glazed French doors to the front, uPVC double glazed windows, obscure uPVC double glazed front entrance door leading to:

Entrance Hall: having obscure uPVC double glazed window to the front, radiator, stairs leading to the first floor level, under stairs storage cupboard

Lounge: 12' 0" x 10' 11" (3.65m x 3.34m) having uPVC double glazed window to the front, radiator

Refitted Kitchen: 8' 10" x 8' 8" (2.68m x 2.65m) having a fitted kitchen comprising wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, built in electric oven, inset electric hob with extractor hood above, space for refrigerator, uPVC double glazed window to the rear, single glazed window to the rear, uPVC door leading to:

Utility: 8' 7" x 7' 0" (2.61m x 2.14m) having plumbing for washing machine, power points, uPVC double glazed window to the rear, uPVC double glazed door leading to the garden, sliding door leading to garage

L-Shaped Sitting/Dining Room:

Dining Area: 10' 11" x 8' 2" (3.34m x 2.49m) having radiator, opening to:

Sitting Area 13' 2" x 10' 3" (4.02m x 3.12m) having uPVC double glazed window to the rear, uPVC double glazed sliding patio doors leading to the rear garden

On The First Floor

Landing: having access to loft storage area with pull down ladder, doors leading off to:

Bedroom One: 12' 2" x 9' 9" (3.71m x 2.96m) having uPVC double glazed window to the front, radiator

Bedroom Two: 11' 0" x 10' 9" (3.35m x 3.28m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 9' 0" x 7' 4" (2.75m x 2.23m) having uPVC double glazed window to the front, radiator

Bathroom: 7' 10" x 6' 1" (2.40m x 1.85m) having suite comprising panelled bath with "Triton" electric shower over, pedestal wash hand basin, low flush W.C., extractor, shaver point, obscure double glazed window to the rear, heated towel rail, storage cupboard

Outside: having fully fenced enclosed garden to the rear with lawned area, paved patio, trees and shrubs, outside power point, two wall lights, outside cold water tap and security light. There is a lawned fore garden set behind a dwarf wall with pathway leading to front entrance. Driveway to the side leading to garage.

Garage: 16' 0" x 7' 2" (4.87m x 2.18m) having steel double doors to the front, power points and strip light



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: 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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@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 The Finance Family 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.

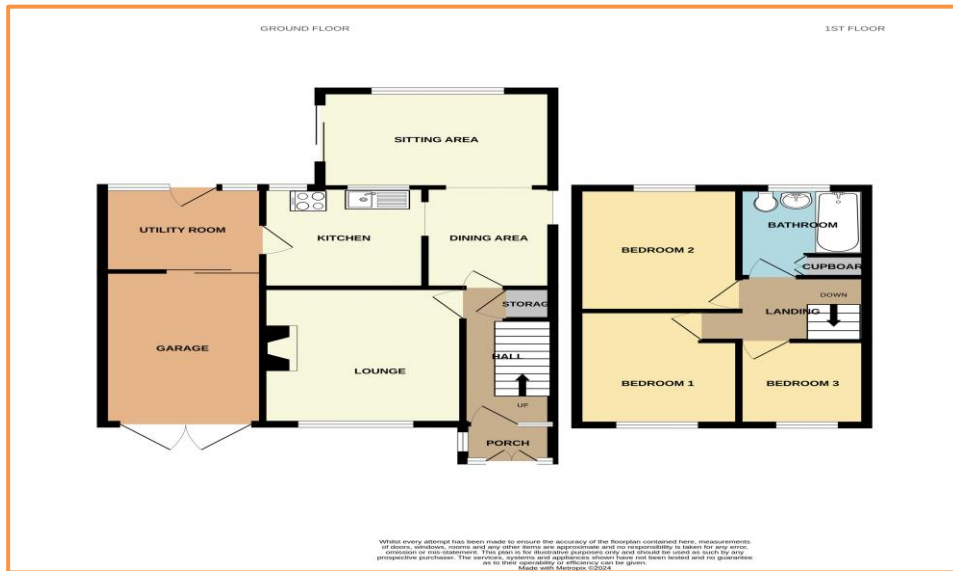
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in the Region Of £240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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