

# SKITTS

ESTATE AGENTS



**Bealeys Avenue, Wednesfield**  
Wolverhampton, WV11 1EP

**Offers Over £175,000**

01902 631151

**We Value Your Home**



A very well presented two bedroom property which would be ideal for a first time buyer/couple looking to start on their property journey. Offering two good sized bedrooms and re-styled bathroom upstairs whilst on the ground floor level is a generous lounge/diner living space and fitted kitchen. Outside is a larger garden with shed and gated side access to rear, and imprinted concrete driveway to front.

**Hall:** having front door in, stairs leading to the first floor level, laminate flooring, radiator

**Lounge/Diner:** 20' 1" x 11' 3" (6.13m x 3.43m) having double glazed window to the front, double glazed French style doors leading to the rear garden, electric fire and fireplace suite to wall, TV point, laminate flooring, two radiators, open access to kitchen

**Kitchen:** 9' 4" x 7' 6" (2.84m x 2.28m) having a fitted kitchen comprising wall and base cupboard units with worktops over, inset sink and drainer unit, built in oven, hob and hood, space for washing machine, tumble dryer, fridge/freezer, fully tiled walls, double glazed window to the rear

#### On The First Floor

**Landing:** having double glazed window to the side, access to loft storage area, doors leading off to:

**Bedroom One:** 13' 11" x 10' 8" (4.23m x 3.24m) double bedroom having double glazed window to the front, radiator, walk in storage cupboard

**Bedroom Two:** 10' 10" x 9' 3" (3.31m x 2.82m) having double glazed window to the rear, radiator, built in storage

**Bathroom:** recently refitted with white suite comprising bath with mains fed shower over and screen, vanity wash hand basin, W.C., fully tiled, chrome effect heated towel rail

**Outside:** having concrete imprinted driveway providing parking for two cars to the front. Large rear garden mainly laid to lawn with patio, large shed, further space to side perhaps offering further potential, brick outbuilding to the side





**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: A**

**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.

**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.

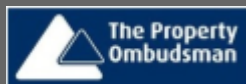




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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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. Made with Mergeo ©2004

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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