



Brownshore Lane, Essington

Wolverhampton, WV11 2AL

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED FIVE BEDROOM SEMI-DETACHED HOUSE WITH ANNEXE**** situated in the popular village of Essington. ****IDEAL PROPERTY FOR AN EXTENDED FAMILY**** Can easily offer separate living accommodation. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, lounge/dining room, kitchen, conservatory, three bedrooms and wet room. Plus a further kitchen, lounge, 2 bedrooms and a shower room. Front and rear gardens and driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this extended five bedroom semi-detached house with ANNEXE situated in the popular village of Essington. The property has been extended to offer separate living accommodation and lends itself to various uses, including reconfiguration as one larger property with one main staircase. The accommodation includes on the ground floor a porch, reception hall, lounge/dining room, kitchen and conservatory and then a further lounge and kitchen with separate access. To the first floor there are three bedrooms and a wet room approached via the main stairs and then a separate stair case leads to two further bedrooms and a shower room. Externally there are neatly presented front and rear gardens and driveway affording off road parking.

Entrance Porch: having uPVC double glazed front door, uPVC double glazed window to the front, power point, composite double glazed door leading to:

Entrance Hall: having stairs leading to the first floor level, telephone point, radiator, doors leading off to the kitchen and to:

Lounge/Dining Room: 23' 6" x 12' 4" max 10' 11" min (7.17m x 3.76m max 3.34m min) having two radiators, fireplace, double glazed bay window to the front, sliding double glazed patio doors leading to:

Conservatory: 9' 9" x 8' 3" (2.98m x 2.51m) having uPVC double glazed windows, French style doors leading to the rear garden, laminate flooring, power points

Kitchen One: 11' 0" x 7' 2" (3.36m x 2.18m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, inset gas hob and extractor hood above, plumbing for washing machine, tiled floor, under stairs cupboard, wall mounted boiler, uPVC double glazed door leading to:

Inner Hall: having radiator, uPVC double glazed door to the side, doors leading off to kitchen two and to:

Lounge Two: 15' 4" x 6' 11" (4.67m x 2.12m) having uPVC double glazed window to the front, radiator

Kitchen Two: 13' 1" x 6' 11" (4.00m x 2.11m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, built in electric oven, inset gas hob, tiled floor, radiator, stairs leading to the first floor level, uPVC double glazed window to the rear

On The First Floor

Landing: having airing cupboard, access to loft storage area, doors leading off to:

Bedroom One: 12' 2" x 11' 1" (3.72m x 3.37m) having uPVC double glazed window to the front, radiator

Bedroom Two: 10' 10" x 10' 4" (3.31m x 3.15m) having uPVC double glazed window to the rear, radiator

Bedroom Five: 7' 11" x 7' 2" (2.41m x 2.18m) having uPVC double glazed window to the front, radiator, storage cupboard

Wet Room: having electric shower, wash hand basin, low flush W.C., obscure double glazed window to the rear, anti-slip floor, fully tiled

On the Annexe First Floor

Landing: having doors leading off to:

Bedroom Three: 10' 0" x 7' 0" max 3'6" min (3.04m x 2.13m max 1.07m min) having uPVC double glazed window to the front, radiator, built in wardrobes and fitted cupboard

Bedroom Four: 10' 3" max x 7' 0" max (3.12m x 2.13m) having uPVC double glazed window to the rear, built in wardrobe, fitted wall cupboards, radiator

Shower Room: 5' 11" x 3' 10" (1.80m x 1.17m) having power wash corner shower, low flush W.C., vanity wash hand basin, tiled walls, obscure uPVC double glazed window to the side, spotlights

Outside: having enclosed fenced garden to the rear with two paved patio areas, lawn, shed, cold water tap, side gated access and wall light to the side. Lawned garden to the front with crete print driveway, wall with wrought iron details and double wrought iron gates





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.

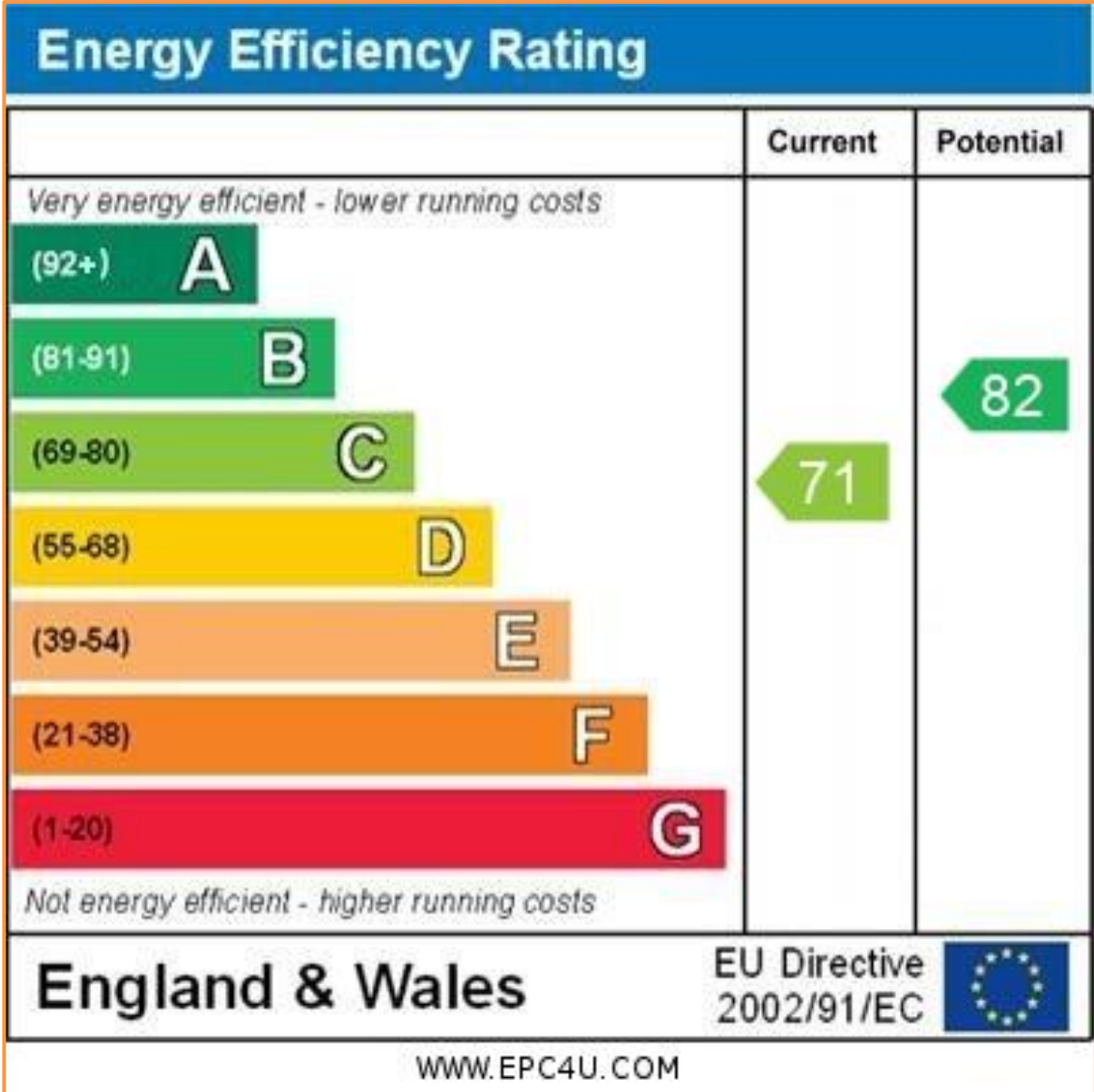
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £325,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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