



Jennie Lee Avenue, Wednesfield
Wolverhampton, WV11 3LZ

SKITTS
ESTATE AGENTS

Accommodation description

An immaculately presented modern style mid terraced property ideally located for Wednesfield / Willenhall or Wolverhampton offering two good sized bedrooms, downstairs wc, fitted kitchen and lounge to rear. Outside are two parking spaces to front and an enclosed rear garden

Entrance Hall: having double glazed door to the front, radiator

Cloakroom: having W.C., wash hand basin, splashback tiling, double glazed window to the front, radiator

Lounge: 13' 1" x 12' 2" (4.00m x 3.71m) having double glazed French style doors to the rear, radiator, TV point, under stairs storage cupboard

Kitchen: 9' 10" x 6' 1" (3.00m x 1.85m) having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, built in oven, four ring gas hob

and cooker hood above, space and plumbing for washing machine and tumble dryer, space for refrigerator/freezer, central heating boiler concealed to cupboard, double glazed window to the front

On The First Floor

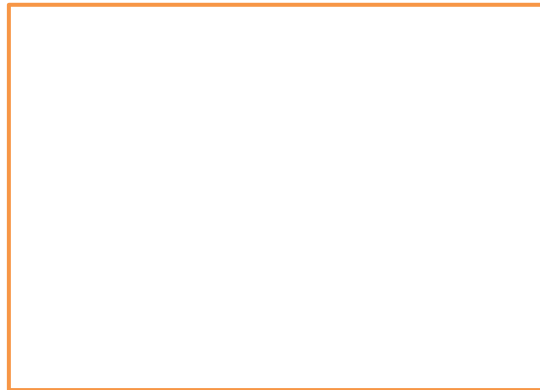
Landing: having access to loft storage area, radiator, doors leading off to:

Bedroom One: 10' 10" to wardrobe front x 8' 4" (3.30m x 2.54m) having two double glazed windows to the front, built in wardrobes, radiator

Bedroom Two: 13' 1" x 7' 3" (3.99m x 2.20m) having double glazed window to the rear, radiator

Bathroom: having suite comprising bath with mains fed shower over and screen, wash hand basin, W.C., extractor fan, part tiling

Outside: having enclosed garden to the rear with patio, lawned area with further patio to far end and side gated access. To the front is a tarmac driveway providing parking for two cars



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: B

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.

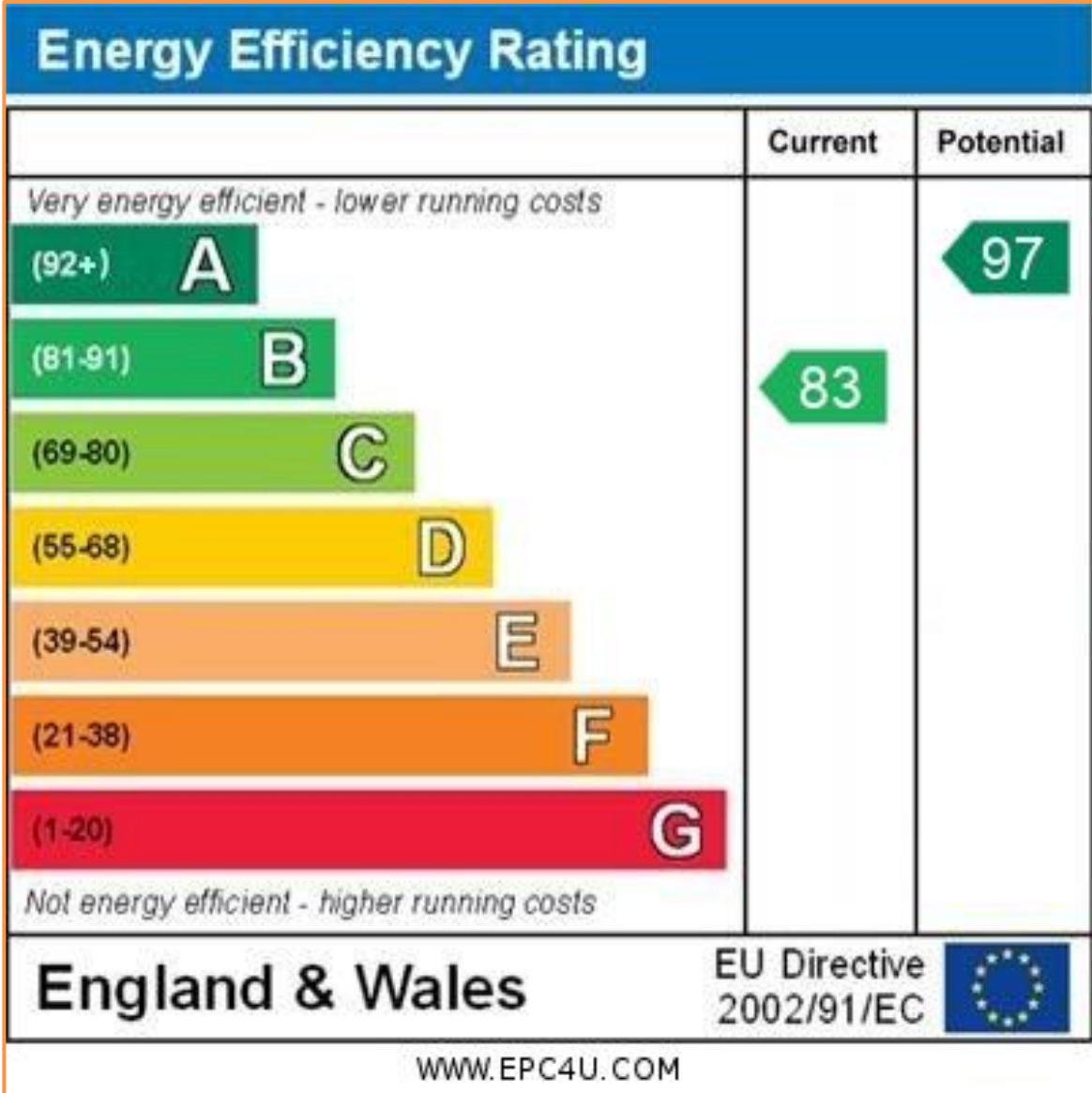
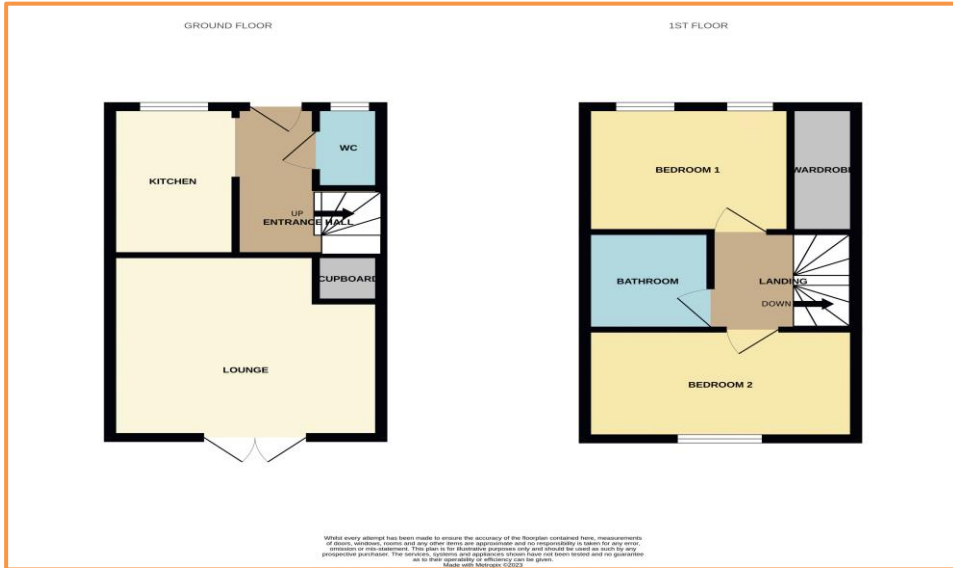
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£180,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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