



Broad Lane South, Wednesfield

Wolverhampton, WV11 3SA

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED TRADITIONAL SEMI-DETACHED HOUSE**** situated in a sought after location close to schools and amenities. Benefits from double glazing and gas radiator central heating.. Comprises of porch, entrance hall, lounge with feature fireplace, separate dining room, kitchen, first floor shower room, separate w.c., generous rear garden, detached garage and driveway affording ample off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this extended traditional three bedroom semi-detached house situated close to local schools and amenities. Benefits from gas radiator central heating and double glazing. Briefly comprises of porch, hall, lounge, separate dining room, kitchen, three bedrooms, shower room, separate w.c., generous rear garden and driveway.

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

Entrance Hall: having stairs leading to the first floor level, under stairs storage cupboard, radiator

Lounge: *18' 6" max x 10' 11" max (5.65m x 3.33m)* having a wooden fire surround with living flame gas fire, two radiators, uPVC double glazed bay window to the front, two single glazed windows to the rear, picture rail

Dining Room: *9' 1" x 8' 10" (2.76m x 2.70m)* having laminate flooring, radiator, uPVC double glazed window to the rear, opening to:

Kitchen: *14' 11" x 6' 0" (4.55m x 1.84m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset single sink and drainer unit, space for cooker, space and plumbing for washing machine, three uPVC double glazed windows to the rear, radiator, uPVC double glazed door leading to the rear garden

On The First Floor

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

Bedroom One: 11' 1" x 8' 6" (3.39m x 2.60m) having uPVC double glazed window to the rear, radiator

Bedroom Two: 10' 11" x 9' 9" (3.34m x 2.98m) having uPVC double glazed bay window, radiator

Bedroom Three: 8' 11" x 6' 0" (2.72m x 1.84m) having uPVC double glazed window to the front, cupboard, radiator

Shower Room: 9' 2" x 5' 5" (2.80m x 1.66m) having a corner shower cubicle with fitted shower, vanity wash hand basin, radiator, obscure uPVC double glazed window to the rear, part tiled walls, tiled floor

W.C.: having window to the rear, low flush w.c.

Outside: having enclosed fenced garden to the rear with paved patio, lawn, outside tap, shed and side gated access

Single Garage: 19' 10" x 8' 3" (6.05m x 2.52m) having up and over door to the front, strip light and power points





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: C

EPC RATING: D

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.

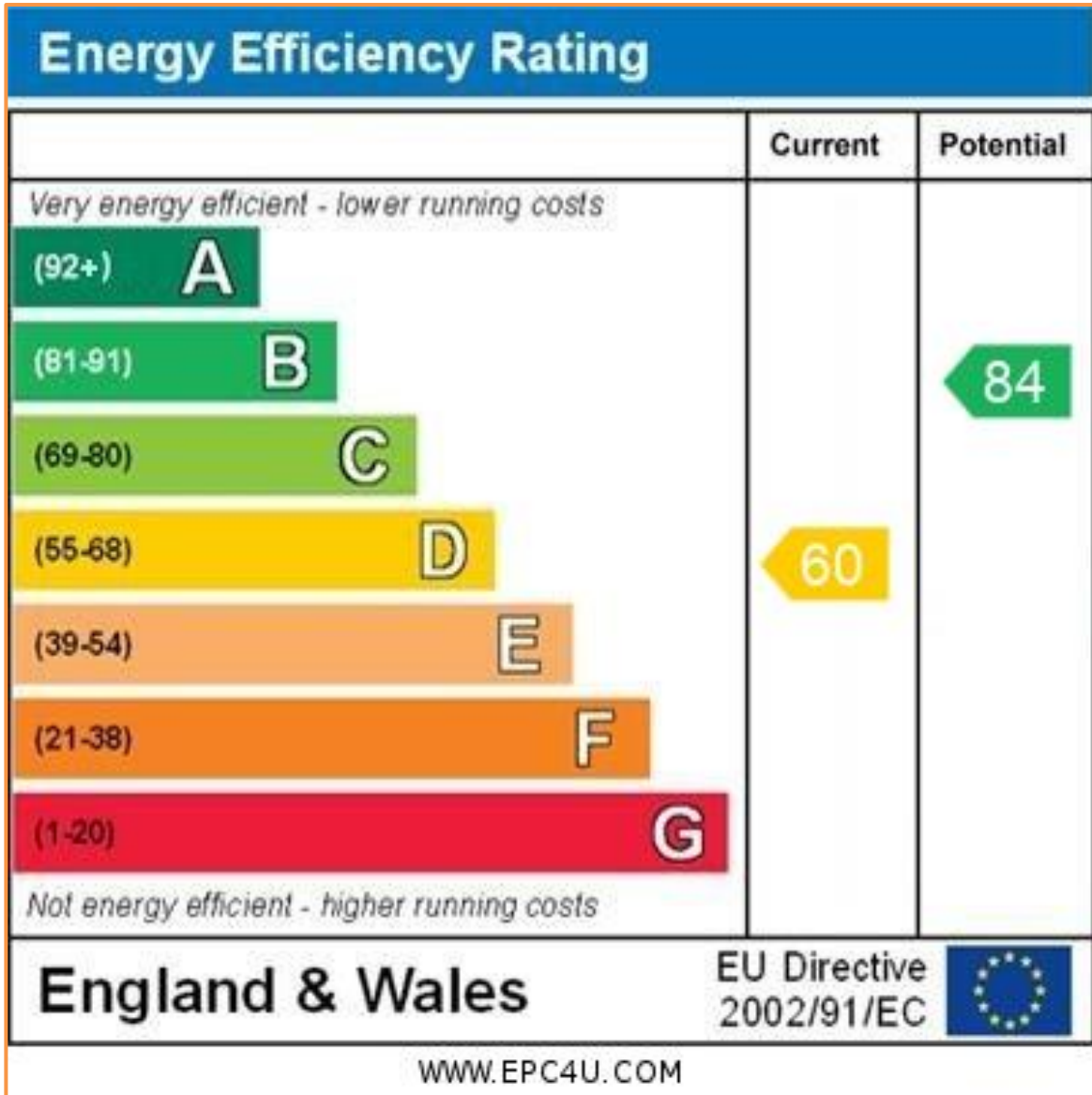
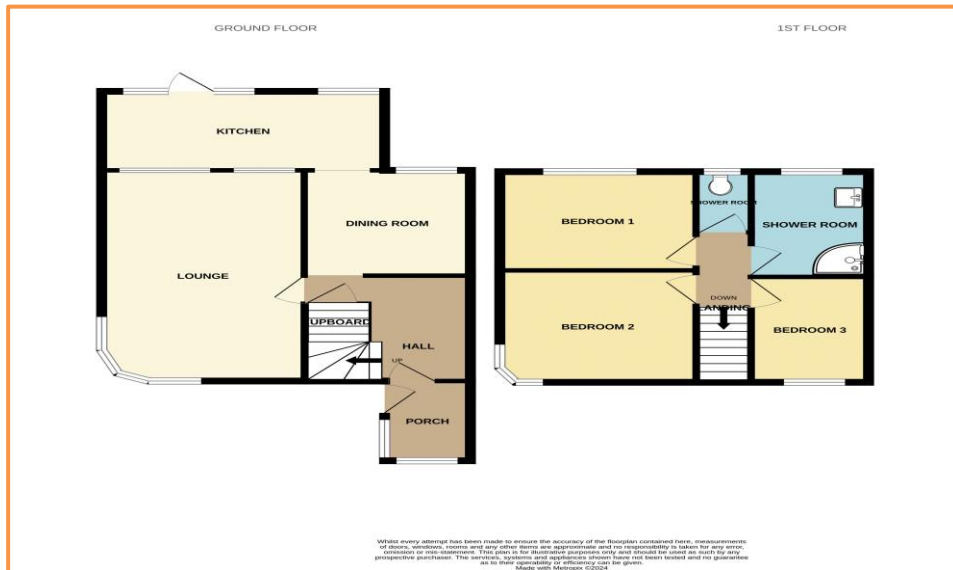
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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