



Smallshire Close, Wednesfield
Wolverhampton, WV11 3SL

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED SPACIOUS SIX BEDROOM DETACHED HOUSE**** situated just off Waddensbrook Lane in Wednesfield. Cul-de-sac location. Conveniently located for local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, downstairs w.c., three reception rooms, two kitchens, ground floor shower room, master bedroom with en-suite, separate family bathroom, enclosed rear garden and driveway affording off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this spacious six bedroom detached family residence which must be viewed to be fully appreciated. Situated on a modern development in a cul-de-sac location. Comprises of hall, three receptions, two kitchens, downstairs w.c., downstairs shower room, master bedroom with en-suite plus separate family bathroom, enclosed rear garden and driveway.

Entrance Hall: having double glazed door to the front, stairs leading to the first floor level, dado rail to walls, tiled floor, radiator, doors leading off to various rooms

Rear Porch: having double glazed window to the rear, double glazed door leading to the kitchen

Ground Floor W.C.: having a low flush W.C., pedestal wash hand basin, tiled floor, part tiled walls

Lounge: 15' 6" x 12' 3" (4.72m x 3.73m) having double glazed patio doors leading to the rear garden, laminate flooring, two radiators

Sitting Room/Study: 10' 0" x 9' 6" (3.05m x 2.90m) having double glazed window to the front, radiator, laminate flooring

Sitting/Dining Room: 28' 0" x 8' 2" (8.53m x 2.49m) having double glazed French style doors to the side, double glazed window to the rear and to the front, two radiators, door leading to:

Kitchen: 14' 7" x 8' 1" (4.45m x 2.46m) having a range of fitted wall, drawer and base cupboard units with roll edge work tops over, fitted breakfast bar, inset one and a half bowl sink and drainer unit, tiled floor and part tiled walls, built in electric oven, inset gas hob with cooker hood above, pantry storage, double glazed window to the rear

Kitchen Two: 15' 8" x 7' 9" max 4' 6" min (4.78m x 2.35m max 1.36m min) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit,

plumbing for dishwasher and washing machine, tiled floor, door leading to:

Shower Room: having shower cubicle with electric shower, vanity wash hand basin, tiled walls and floor, wall mounted boiler, electric panel heater, uPVC obscure double glazed window to the side

On The First Floor

Landing: having access to loft storage area, dado rail to walls, radiator, airing cupboard and doors leading off to:

Bedroom One: 13' 4" x 12' 7" (4.06m x 3.84m) having double glazed window to the front, built in wardrobes, radiator, door leading to:

Ensuite Shower Room: having walk in shower cubicle, low flush W.C., pedestal wash hand basin, radiator, tiled floor, tiled walls, extractor fan, double glazed window to the front

Bedroom Two: 21' 3" x 7' 11" (6.48m x 2.41m) conversion opportunity into two bedrooms, all subject to planning permission, Buildings Regulations and Builder advice. having double glazed window to the rear, radiator

Bedroom Three: 11' 0" x 8' 0" (3.35m x 2.44m) having double glazed window to the front, radiator

Bedroom Four: 7' 0" x 6' 5" (2.13m x 1.96m) having double glazed window to the rear, radiator

Bedroom Five: 9' 0" x 6' 9" (2.74m x 2.06m) having double glazed window to the rear, radiator

Bedroom Six: 8' 2" x 6' 5" max (2.49m x 1.96m) having double glazed window to the front, radiator

Bathroom: having a fitted suite comprising panelled bath with electric shower over and screen, pedestal wash hand basin, low flush W.C., radiator, fully tiled walls, tiled floor, extractor fan, double glazed window to the rear

Outside: To the front there is a brick built bordering wall with iron fencing and pathway leading to the front access, driveway providing off road parking, block paved area and entrance canopy. Enclosed fenced rear garden with paved area with iron gate and fencing leading to a further paved area, artificial grass, water tap, wall light, plants, trees and shrubs





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: E

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.

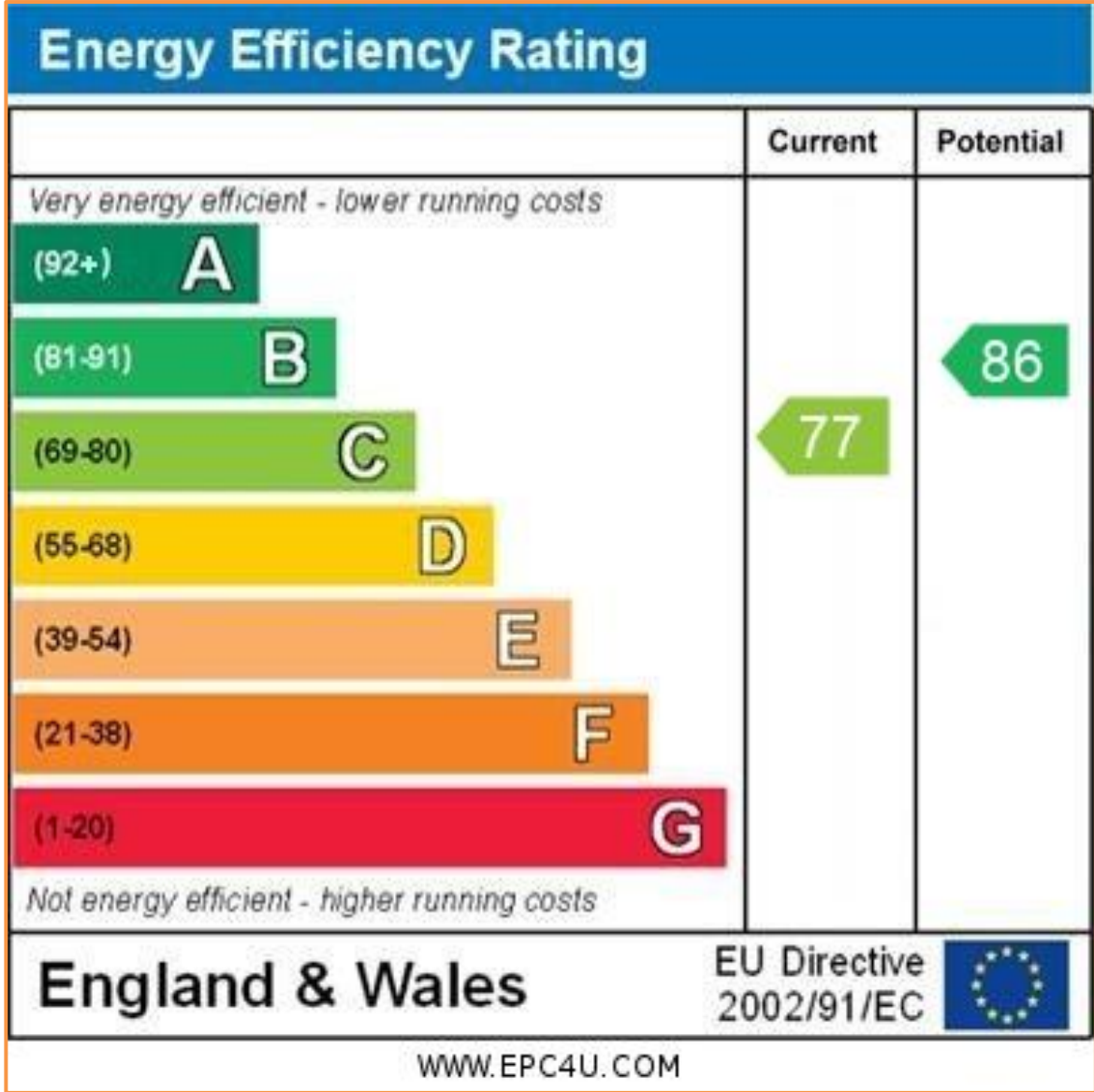
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £490,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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