



Fixed £260,000

**20, Thruxton Avenue, Wolverhampton,
Wolverhampton, WV10 6GJ**

SKITTS

PREMIER HOME

Ground Floor Accommodation

*****THREE BEDROOM FAMILY HOME IN POPULAR LOCATION
WITH LARGE OUTBUILDING IN THE REAR GARDEN****

**Ensuite to master bedroom, lounge, fitted kitchen/diner,
double glazing, central heating, close to local amenities.**

**VIEWING HIGHLY RECOMMENDED, CALL OUR LOCAL OFFICE TO
ARRANGE YOUR APPOINTMENT ASAP!**

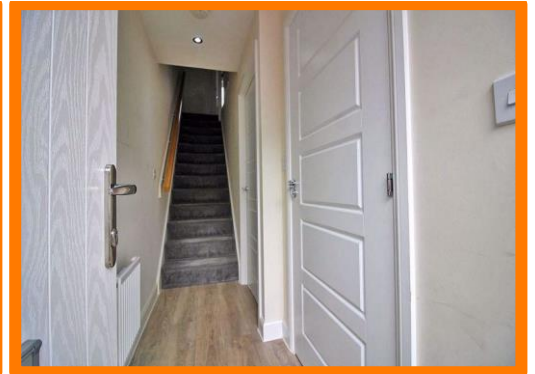
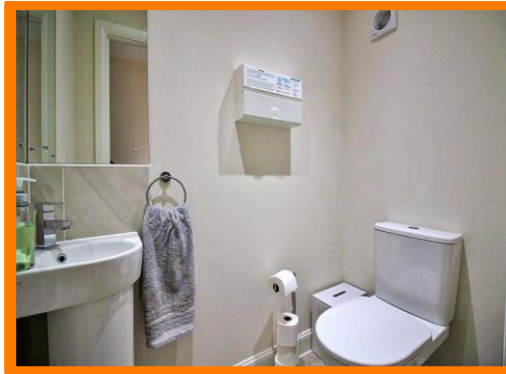
To the fore Having tarmacadam off road parking, concrete print
pathway

Entrance hall Having stairs leading to the first floor, radiator,
door to lounge and;

WC Having low flush wc, wash hand basin, radiator

Lounge 16' 2" x 11' 9" (4.92m x 3.58m) Having double glazed
window to the front, radiator, door to;

Kitchen 15' 0" x 10' 5" (4.57m x 3.17m) Having wall and base
cupboard units with work surfaces over, single drainer sink unit,
electric hob with extractor over, built-in dishwasher and fridge
freezer, double glazed window to the rear, patio door to the rear,
store



First Floor Accommodation & Exterior

ON THE FIRST FLOOR

Landing Having loft hatch, doors to various rooms, store

Bedroom 1 *11' 9" to wardrobe x 8' 6" (3.58m x 2.59m)* Having double glazed window to the front, radiator, built-in wardrobe, door to;

En-suite Having shower cubicle, wc, wash hand basin, heated towel rail, double glazed window to the side

Bedroom 2 *10' 7" x 8' 6" (3.22m x 2.59m)* Having double glazed window to the rear, radiator

Bedroom 3 *8' 9" x 4' 3" (2.66m x 1.29m)* Having double glazed window to the front, built-in wardrobe, radiator

Bathroom Having bath, wc, wash hand basin, heated towel rail, radiator

Outside Having concrete off road parking



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

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 - Wolverhampton Tel: 01902 788 188 Email: wolverhampton@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 Mortgage Brothers Ltd 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.

Mortgage Brothers Ltd 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.

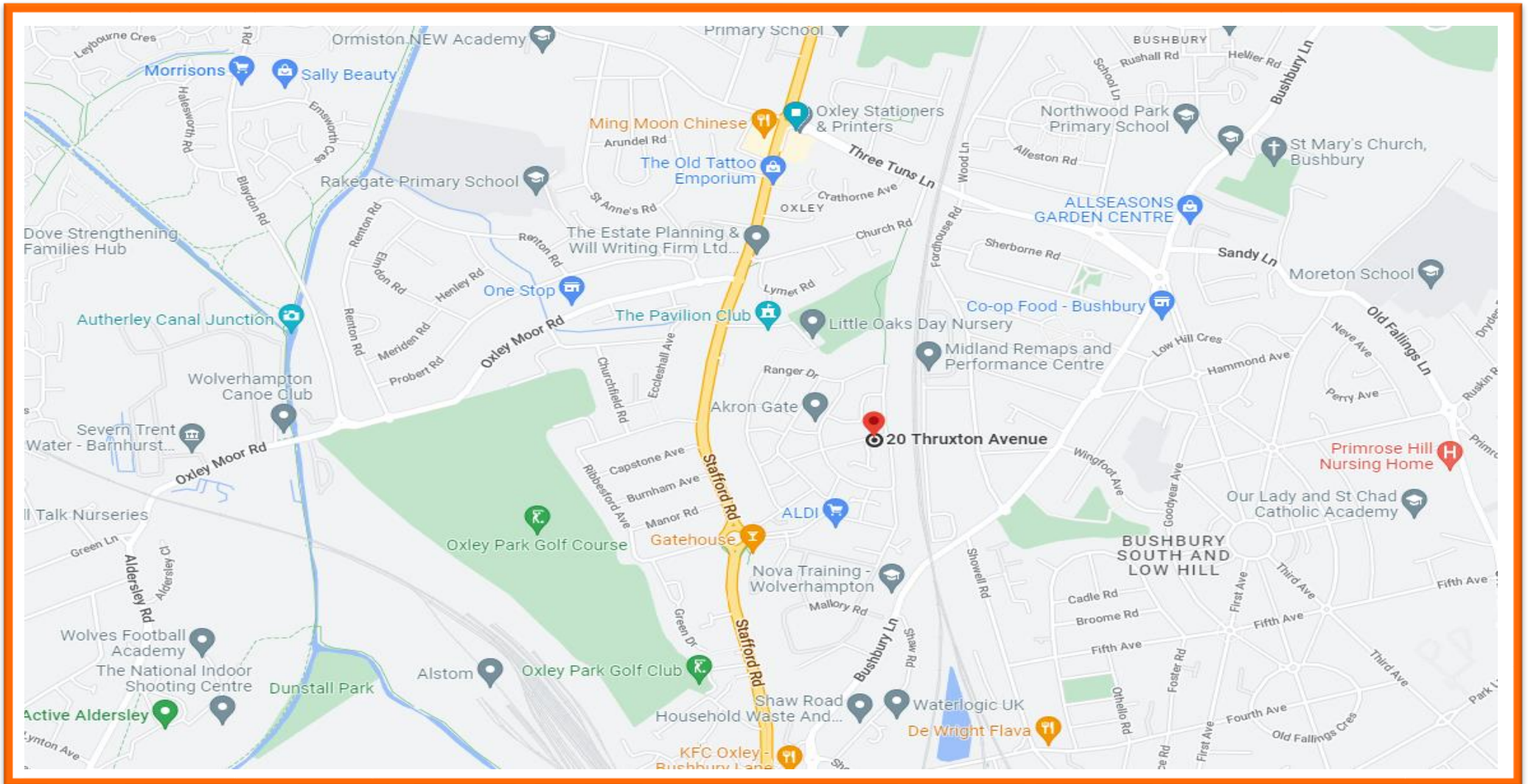
Energy Performance Certificate & Floor Plan

Awaiting Energy Performance Certificate



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Location plan



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