



Hough Way, Essington
Wolverhampton, WV11 2BR

SKITTS
ESTATE AGENTS

Accommodation description

**** A MODERN FOUR BEDROOM THREE STOREY DETACHED HOUSE**** situated in a cul-de-sac location on the Strawberry Fields Development. Benefits from gas radiator central heating and double glazing. Comprising of hall, downstairs w.c., kitchen/diner, master bedroom with en-suite, family bathroom, enclosed rear garden, detached garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: An exquisite three storey detached family home located in the charming neighbourhood of Essington, Wolverhampton. With a modern design and convenient amenities, this property is perfect for families seeking both luxury and practicality. Ideal for the family and entertaining, the modern kitchen comes complete with integrated appliances, making meal preparation a breeze. The property boasts four generously sized bedrooms, including a master bedroom with an ensuite shower room. Each room is thoughtfully designed for comfort and style. One of the standout features of this home is its proximity to the highly regarded St Johns Primary Academy. Situated in a peaceful neighbourhood, while being just a short drive from Wolverhampton City Centre. Local amenities, parks, and shops are within easy

reach. Don't miss this opportunity to make this family home in Essington, Wolverhampton, yours. Contact us today to arrange a viewing and experience the perfect blend of contemporary living.

Entrance Hall: having front entrance door with smart security lock, radiator, stairs leading to the first floor, doors leading off to:

Guest Cloakroom: having low flush W.C., wall mounted wash hand basin, oak flooring, radiator

Lounge: *16' 7" into bay x 11' 0" (5.05m x 3.35m)* having double glazed bay window to the front, radiator

Spacious Kitchen/Diner: *18' 6" x 12' 7" (5.64m x 3.84m)* having a matching range of wall, drawer and base cupboard units with work surfaces over, island, breakfast bar, inset sink unit, tiled splashbacks, built in oven, hob and extractor, integrated refrigerator/freezer, dishwasher and washing machine, spotlights to ceiling, radiator, under stairs storage cupboard, oak flooring, dual double glazed French style doors leading to the rear entertainment patio

On The First Floor

Landing: having stairs leading to the second floor, double glazed window to the side, radiator, airing cupboard and doors leading off to:

Bedroom Two: 12' 9" x 11' 0" (3.89m x 3.35m) having double glazed window to the front, radiator, walk in wardrobe, door leading to:

En-suite Shower Room: having a walk in shower cubicle, low flush W.C., pedestal wash hand basin, radiator, shaver point

Bedroom Three: 11' 3" max x 10' 5" (3.43m x 3.17m) having double glazed window to the rear, radiator, walk in wardrobe

Bedroom Four: 9' 5" x 7' 4" (2.87m x 2.24m) having double glazed window to the front, radiator, walk in wardrobe

Family Bathroom: having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., shaver point, double glazed window to to the rear, radiator, tiled flooring

On The Second Floor

Landing/Study Area: having double glazed skylight to the rear, radiator

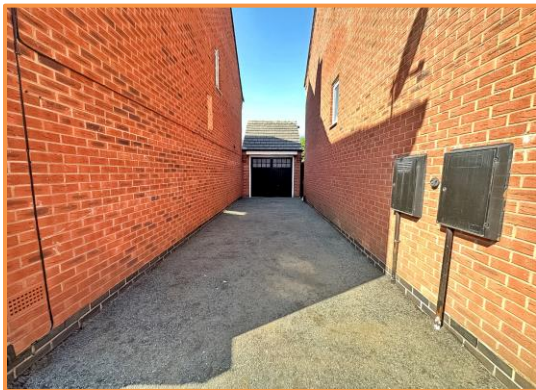
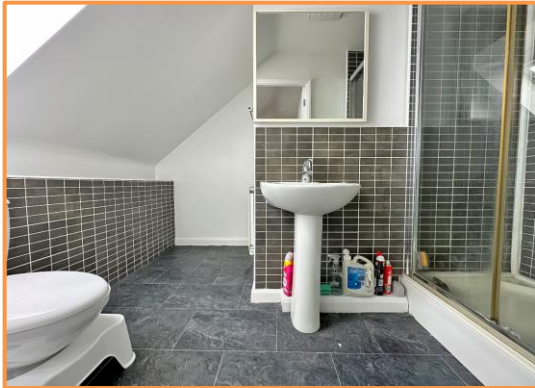
Bedroom One: 19' 9" into recess narrowing to 15' 5" min x 11' 0" (6.02m into recess narrowing to 4.70m min x 3.35m) having double glazed skylight to the rear, double glazed window to the front, built in wardrobe, radiator, door leading to:

En-suite Shower Room: having double glazed skylight to the front, radiator, fitted suite comprising walk in shower area, low flush W.C., pedestal wash hand basin, extractor fan, shaver point

Outside: enclosed garden to the rear with paved patio and lawn, outside tap and access to the garage. having a paved pathway to the front entrance door, driveway to the side providing off road parking and access to the rear garden

Detached Garage: situated to the rear of the property and having up and over door to the front and door leading to the rear garden





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.



£350,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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