



**Rowan Drive, Essington**  
Wolverhampton, WV11 2DJ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*AN EXTENDED WELL PRESENTED FOUR BEDROOM DETACHED HOUSE\*\*** situated in the desirable location of Essington. Close to highly regarded schools. Benefits from double glazing and gas radiator central heating. Comprises of reception hall, lounge, open plan refitted kitchen/diner with a range of appliances, conservatory, utility, downstairs w.c., master bedroom with en-suite, separate family bathroom, enclosed rear garden, extensive off road parking on driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are delighted to offer for sale this extended well presented four bedroom detached family home situated in the ever popular village of Essington. Briefly comprising of:

**Entrance Hall:** having double glazed front entrance door, laminate flooring, stairs leading to the first floor level, telephone point, alarm system, doors leading to lounge and to:

**Lounge:** 14' 0" x 13' 1" (4.27m x 3.99m) having double glazed bow window to the front, fireplace with living flame

gas fire, radiator, coved ceiling, doors leading to hall and to:

**Refitted Kitchen/Dining Room** 26' 1" x 9' 8" (7.96m x 2.95m) having a range of fitted wall, drawer and base cupboard units with pull out food shelving storage area, complimentary matching centre island and quartz work tops, feature unit lighting, integrated appliances which includes dishwasher, refrigerator and freezer, induction hob with oven, microwave, warming drawer, inset sink, pantry storage cupboard, radiator, LDT flooring, double glazed window to the rear, double glazed patio doors leading to the rear garden, opening to Conservatory and door leading to:

**Conservatory:** 9' 9" x 8' 11" (2.96m x 2.72m) having double glazed door to the side, double glazed windows, opening into kitchen/dining room and tiled flooring

**Utility Room:** 7' 8" x 5' 9" (2.34m x 1.75m) having wall and base unit with quartz work top, luxury vinyl flooring. Cupboard with plumbing for a washing machine

**Ground Floor Guest W.C.:** having a low flush W.C., wall mounted wash hand basin, and radiator.

**Storage Area:** 8' 0" x 9' 5" (2.44m x 2.87m) previously being part of the garage area, having up and over door to the front, wall mounted boiler, door leading to utility room

### **On The First Floor**

**Landing:** having loft access with pull down ladder, airing cupboard, doors leading off to:

**Bedroom One:** 15' 0" into wardrobes x 9' 1" (4.57m x 2.77m) having double glazed window to the front, built in wardrobes with matching bedside tables, feature window seat with drawers, door leading to:

**En-Suite Shower Room:** 8' 9" x 5' 7" (2.66m x 1.69m) having suite comprising double walk in shower cubicle, vanity wash hand basin, low flush W.C., tiled floor, tiled walls, ceiling spotlights, heated towel rail, feature LED wall mounted mirror with lighting, double glazed window to the rear

**Bedroom Two:** 12' 0" x 9' 5" (3.66m x 2.87m) having double glazed window to the front, radiator, mirrored wardrobes

**Bedroom Three:** 10' 1" x 9' 7" (3.08m x 2.92m) having double glazed window to the rear, radiator, built in wardrobe

**Bedroom Four:** 6' 6" x 9' 0" max narrowing to 6' 1" min (1.98m x 2.74m max narrowing to 1.85m min)) having double glazed window to the front, storage cupboard, radiator

**Bathroom:** 6' 4" x 6' 2" (1.93m x 1.89m) having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., tiled floor, tiled walls, extractor fan, ceiling spotlights, double glazed window to the rear

**Outside:** having a large frontage with shared access to dropped kerb leading block paved area, gate to rear access, security lighting. Enclosed fenced garden to the rear with lawned area, selection of trees, plants and shrubs, security lighting, two water taps to the rear and side, gate leading to the front









# 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: D**

**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.**

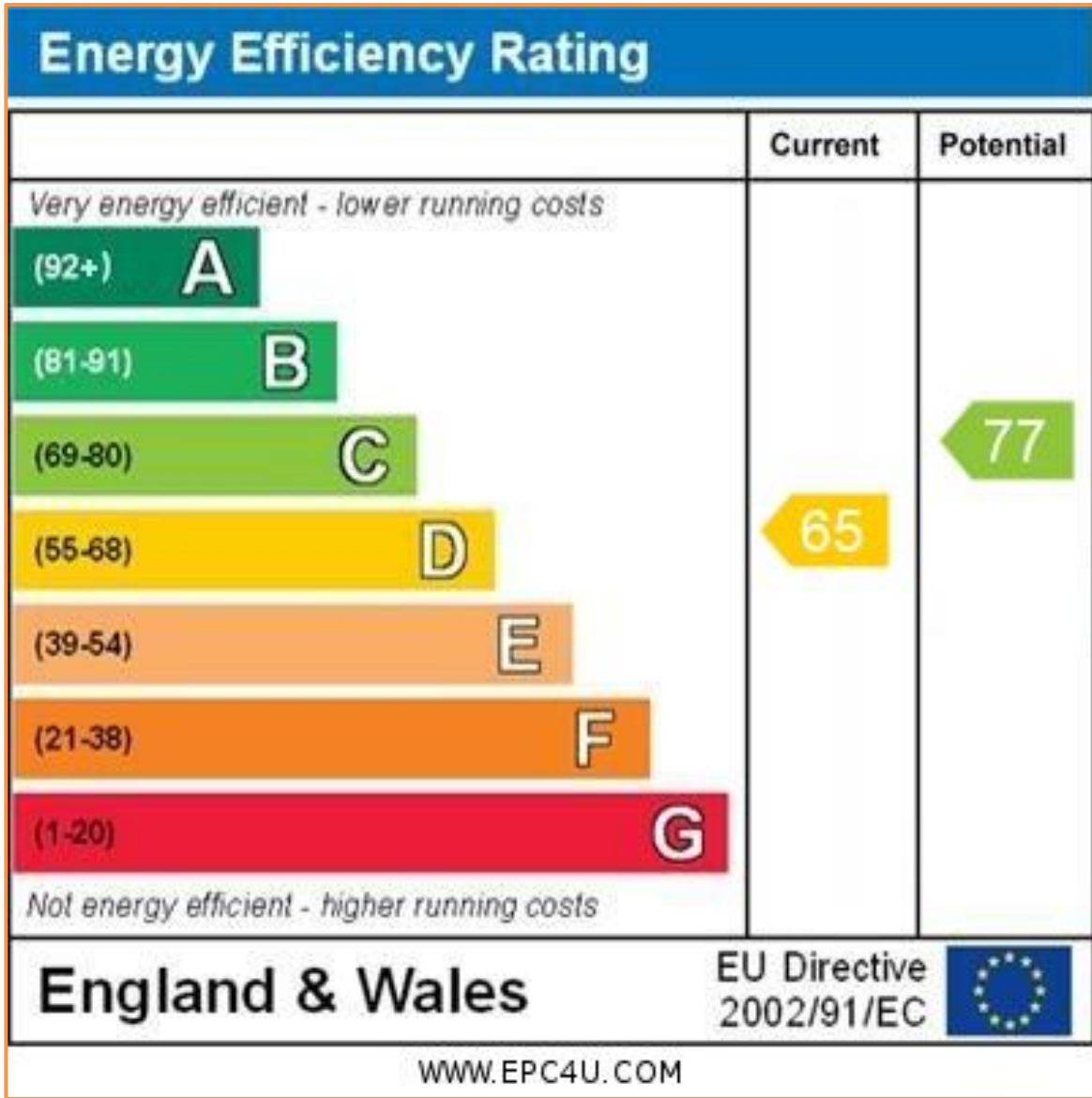
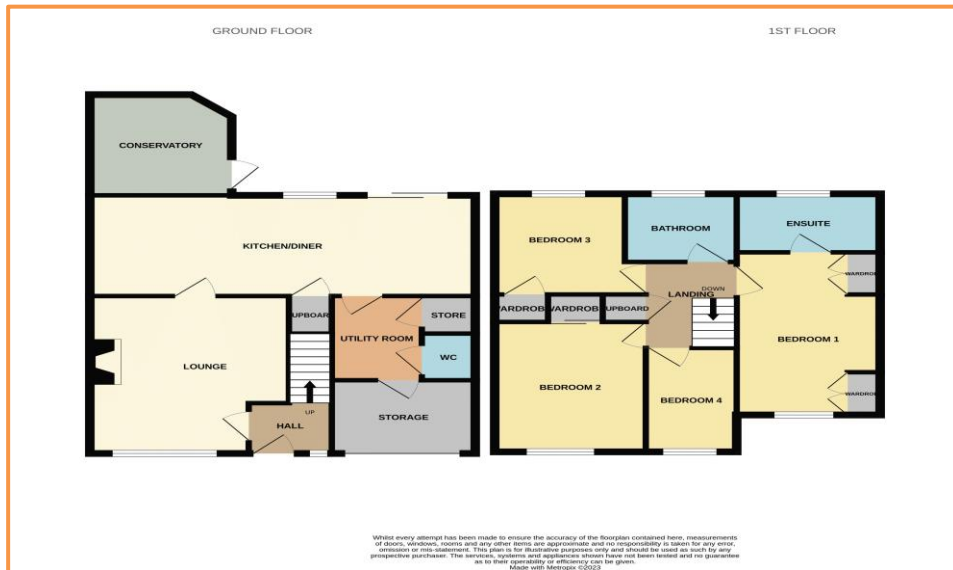
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £375,000



# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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