



Brownshore Lane, Essington

Wolverhampton, WV11 2AG

SKITTS
ESTATE AGENTS

Accommodation description

Discover this extended traditional double bay semi-detached house located in the highly sought after village of Essington with Saint John's Essington Primary Academy being within easy reach. Being perfect for families seeking a blend of traditional style and modern convenience Offers accommodation to include gas radiator central heating and double glazing and comprises of entrance porch, reception hall, extended kitchen, lounge/dining room with patio doors opening onto the rear patio overlooking a generous well established rear garden, a modern refitted shower room and a single detached garage located to the rear. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!

Description: Skitts are delighted to offer this charming home in Essington making it an ideal choice for families with woodland and Essington pools nearby. To the ground floor there is an enclosed double glazed porch which leads into an inviting hallway, beyond which there is an extended fitted kitchen with covered side porch, a through lounge/dining room with feature fireplace and has patio doors overlooking a generous mature rear garden. To the first floor there is a light landing which leads onto three bedrooms with the master having a range of built-in

wardrobes with matching drawers and overhead cupboards and a modern refitted shower room completes the accommodation. Outside there are mature front and rear gardens beyond which there is a single detached garage providing off road parking.

Entrance Porch: having uPVC double glazed French style doors, uPVC double glazed windows, part glazed front entrance door leading to:

Entrance Hall: having dado rail, obscure uPVC double glazed window to the side, radiator, stairs leading to the first floor level, under stairs storage cupboard, alarm control panel

Extended Kitchen: 16' 2" x 7' 5" (4.94m x 2.27m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink unit, tiled splashbacks, extractor hood, plumbing for washing machine, uPVC double glazed window to the rear, uPVC

double glazed door to the side, radiator, under stairs storage cupboard

Lounge Area: 14' 6" into bay x 10' 10" (4.43m x 3.31m) having uPVC double glazed bay window to the front, fireplace with living flame gas fire, radiator, opening to:

Dining Area: 10' 5" x 9' 11" (3.18m x 3.02m) having double glazed patio doors leading to the rear garden, radiator

On The First Floor

Landing: having obscure uPVC double glazed window to the side, access to loft storage area, dado rail, doors leading off to:

Bedroom One: 14' 0" into bay x 10' 10" (4.27m x 3.31m) having uPVC double glazed bay window to the front, built in wardrobes with matching cupboards and drawers, radiator

Bedroom Two: 11' 1" x 10' 0" (3.38m x 3.04m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 7' 3" x 5' 8" (2.20m x 1.73m) having uPVC double glazed window to the front, radiator

Refitted Shower Room: 7' 4" x 6' 6" (2.24m x 1.99m) having suite comprising corner shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., fully tiled, heated towel rail, obscure double glazed window to the rear

Outside: to the front there is a boundary wall and fencing, lawn, outside security light and block paved pathway leading to the front entrance. Enclosed fenced garden to the rear with resin raised patio area, lawn with shrub borders, outside tap, security light and gated rear access

Single Detached Garage: having up and over door. Shared right of way to the side gives access to the garage





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: B

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.

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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.

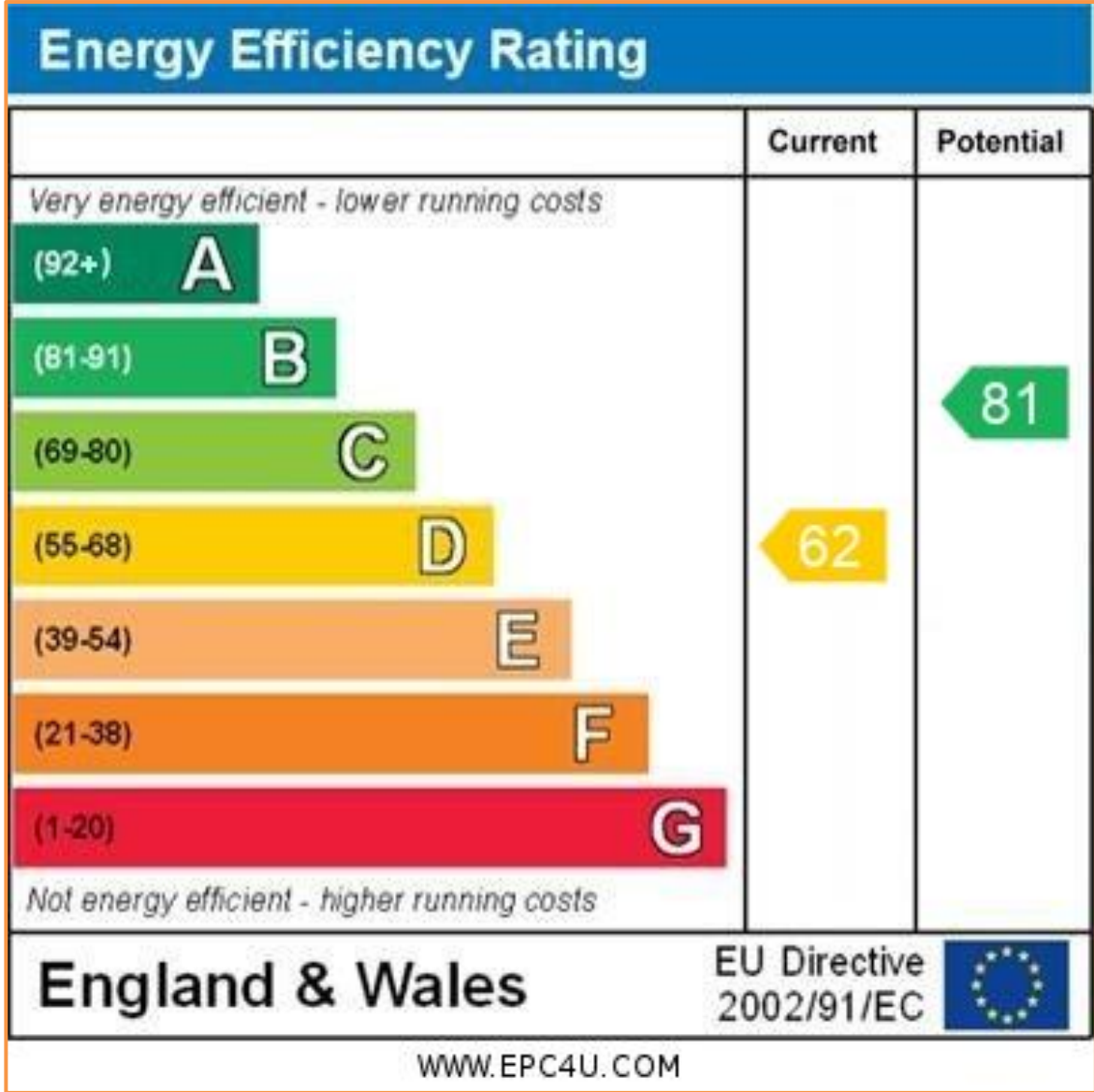
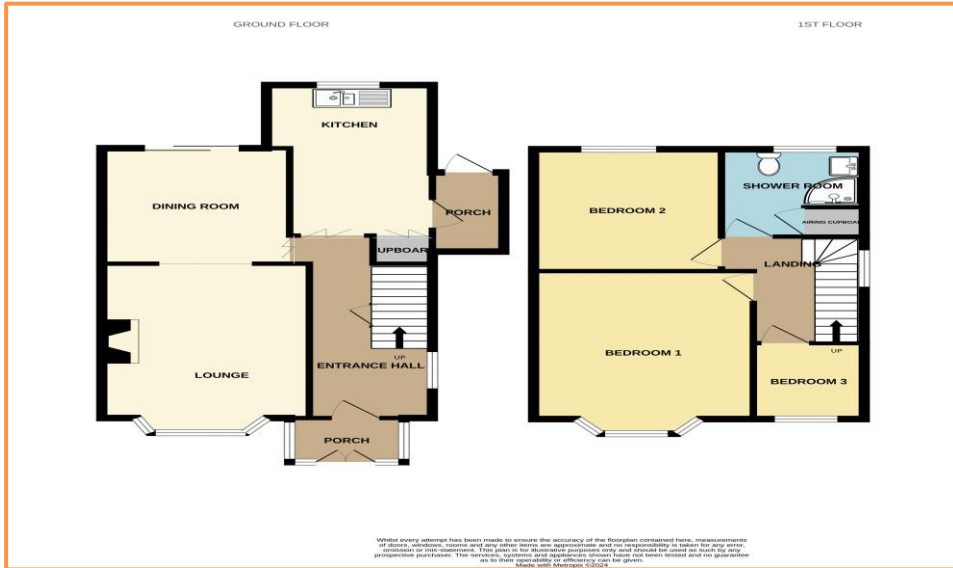
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in the Region Of £295,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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