



Elm Avenue, Wednesfield

Wolverhampton, WV11 1DS

SKITTS
ESTATE AGENTS

Accommodation description

****A Stunning Extended Traditional Four Bedroom Detached Residence**** which is ideally situated close to local schools and amenities. Meticulously renovated by the current owner, this home offers contemporary living with premium finishes throughout. This includes a through reception hall, downstairs guest cloakroom, a versatile living/dining room perfect for formal and informal occasions,. The breakfast kitchen is a true highlight with a range of integrated appliances. The master bedroom comes with a range of fitted wardrobes, 3 further bedrooms and a stunning family bathroom with separate walk-in shower cubicle which ensure plenty of space for a growing family. Outside the enclosed garden with a patio and decking area is ideal for entertaining. The single garage and driveway provides off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description Skitts are delighted to offer for sale this thoughtfully extended four bedroom traditional detached residence which must be viewed internally to appreciate the standard of accommodation on offer. Briefly comprises of:-

Entrance Porch with composite front door, two upvc double glazed windows and laminate flooring.

Entrance Hall having hardwood front door, laminate flooring, alarm keypad, stairs to first floor and radiator.

Downstairs W.C. having obscure upvc double glazed window to the side, a low flush w.c., wash hand basin, radiator and door leading to the garage.

Lounge/Dining Room *23' 3" max into bay x 11' 5" (7.08m x 3.47m)* the centrepiece of the room being a fitted living flame log effect fire. There are two radiators, a walk-in upvc double glazed bay window to the front and bi-fold doors opening into the breakfast kitchen.

Extended Breakfast Kitchen *25' 9" x 10' 11" (7.84m x 3.34m)* having a range of cream wall, drawer and base units, worksurfaces, breakfast bar, inset bowl and a half sink and drainer, tiled splash backs, a gas hob, extractor

hood, electric oven, integrated dishwasher and fridge. There are two radiators, ceramic tiled floors, upvc double glazed French style doors opening onto the rear garden, upvc double glazed window to the rear and ceiling spotlights. Door to hall.

On the first floor

Landing with a hardwood staircase with glass detail, upvc double glazed window to the rear and access to loft space.

Bedroom 1 *14' 0" max into bay x 10' 10" (4.26m x 3.30m)* having a range of built-in wardrobes with sliding doors, a upvc double glazed walk-in bay window and radiator.

Bedroom 2 *11' 5" x 10' 4" (3.47m x 3.16m)* having a upvc double glazed window to the rear and a radiator.

Bedroom 3 *13' 3" max into recess x 7' 5" (4.05m x 2.26m)* having a upvc double glazed window to the front and radiator.

Bedroom 4 *7' 2" x 6' 2" (2.19m x 1.89m)* having a upvc double glazed window to the front and radiator.

Luxury Family Bathroom *12' 2" x 7' 5" (3.72m x 2.26m)* having a panelled bath, separate double walk-in shower cubicle with glass screen, low flush w.c., a wash hand basin set into vanity unit, tiled splash backs, ceiling spotlights, a heated towel rail and an obscure upvc double glazed window to the rear.

Outside To the rear there is a fully enclosed rear garden which is laid to lawn with raised decking rear and separate paved patio, perfect to entertaining. There is an outside cold water tap, power point and gated side access. To the front there is a block paved driveway affording off road parking and gives access to the single integral garage.

Garage *17' 2" x 7' 7" (5.24m x 2.30m)* having an up and over door to front, light, power points, a wall mounted boiler and door leading to downstairs w.c.





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.

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.

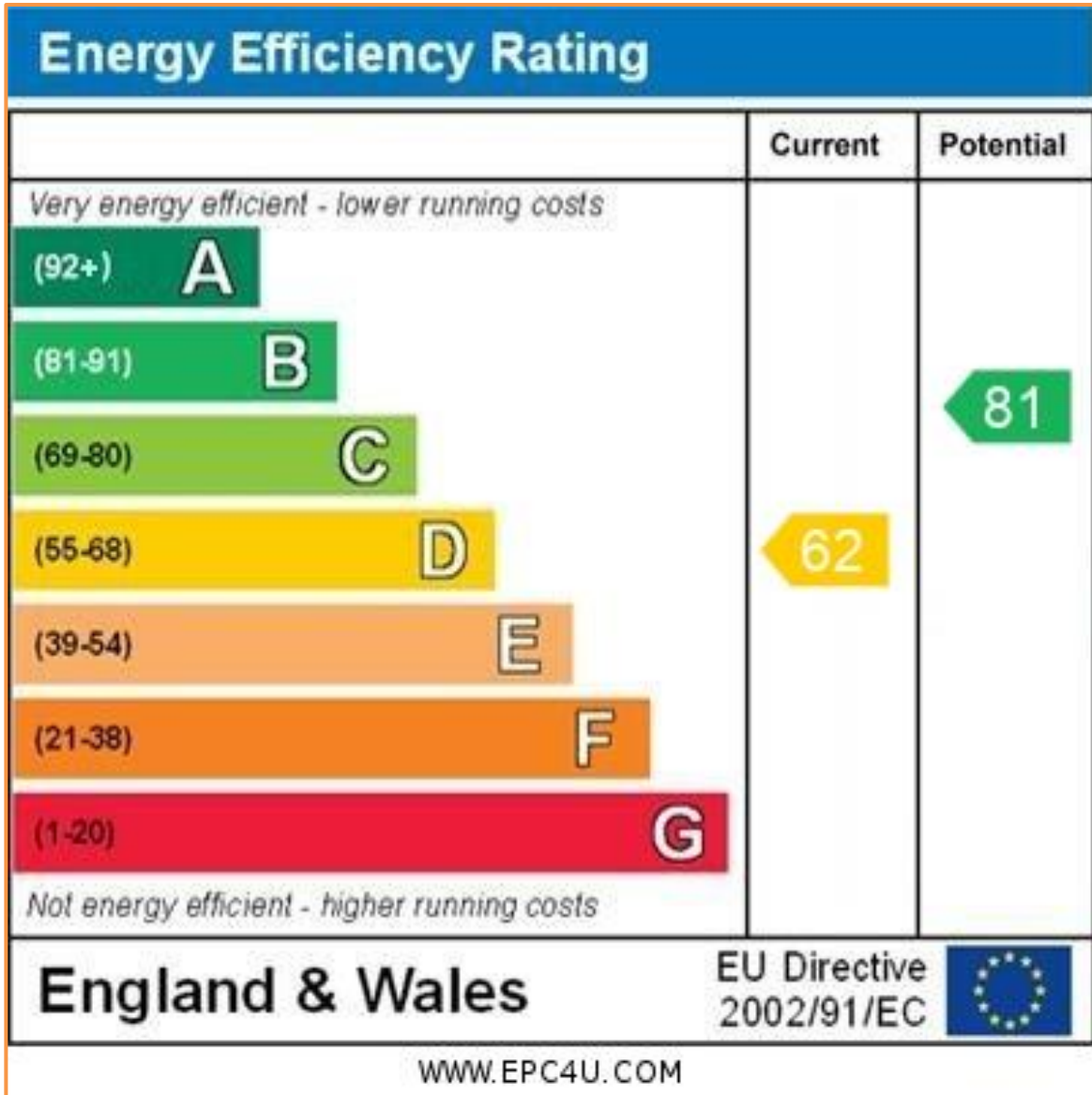
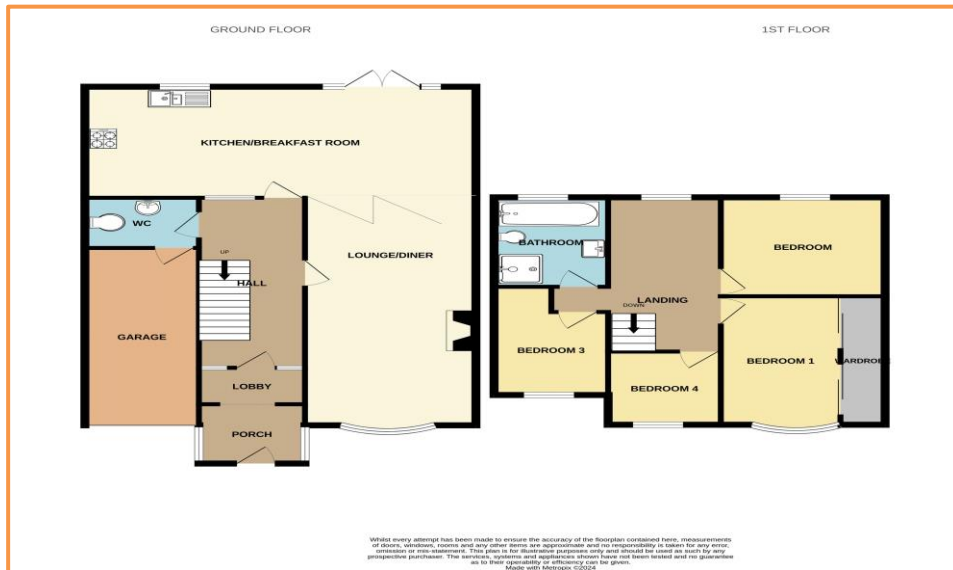
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£375,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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