



Broad Lane South,
Wolverhampton, WV11 3SD

SKITTS
ESTATE AGENTS

Accommodation description

This beautifully extended 4-bedroom semi-detached home offers spacious and modern living in this desirable location. Featuring an open-plan kitchen and dining area, bright living room, and a well-maintained private garden with raised decking terrace, this property is perfect for families. The master bedroom boasts an en-suite, and all bedrooms are generously sized with ample natural light. Additional benefits include a contemporary family bathroom, downstairs cloakroom, office and off-street parking. Conveniently located near to local amenities, schools, and transport links, this home is a must-see.

Entrance Porch Double glazed door in, two double glazed windows to front, spots to ceiling

Entrance Hall Front door in, radiator, understairs cupboard, Karndean flooring

Lounge 23' 0" x 10' 5" (7.02m x 3.18m) Double glazed bay window to front, feature fireplace and gas fire, two wall lights, central archway,

Dining area 12' 8" x 10' 9" (3.86m x 3.27m) Open Access from lounge and kitchen into this extended dining area located to the rear of the property, with double glazed doors opening to rear garden, Karndean flooring

Kitchen 14' 3" x 13' 9" (4.35m x 4.20m) Stunning kitchen with central island and breakfast bar, a range of wall mounted cupboards and base units, open access to dining area, two double glazed windows to rear, space for range cooker and fridge freezer, Karndean flooring

Utility room 6' 11" x 5' 7" (2.10m x 1.71m) Accessed from the kitchen, with a range of wall mounted cupboards and base units, central heating boiler to wall, space for washing machine and fridge freezer, circular sink, double glazed door to side

Office 9' 1" x 6' 9" (2.77m x 2.07m) Double glazed window to front, radiator, door to WC

Downstairs WC Comprising of WC and wash hand basin with splashback tiling, double glazed window to side

First Floor Landing

Bedroom Two *12' 7" into bay x 9' 2" max (3.84m x 2.79m)*
Double glazed bay window to front, radiator, fitted wardrobes and storage

Bedroom Three *11' 7" x 10' 6" (3.53m x 3.19m)* Double glazed window to rear, radiator

Bedroom Four *6' 8" x 6' 0" (to wardrobe front) (2.02m x 1.82m)* Double glazed window to front, radiator, laminate flooring and built in wardrobes

Bathroom Stylish four piece suite comprising of shower cubicle, bath, wc and vanity wash hand basin, double glazed window to rear, chrome heated towel rail, spots to ceiling

Second floor landing

Master bedroom *14' 9" x 14' 6" (into recess) (4.50m x 4.43m)* Master bedroom with double glazed window to rear, roof light window to front, radiator, built in storage

En-suite Comprising of shower cubicle, wc and wash hand basin, double glazed window to rear, chrome heated towel rail

Outside Front - Block paved driveway to front Rear - Landscaped garden with block paved patio and pathway leading to raised decking terrace, with large central lawn, occasional shrubs to borders





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

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.

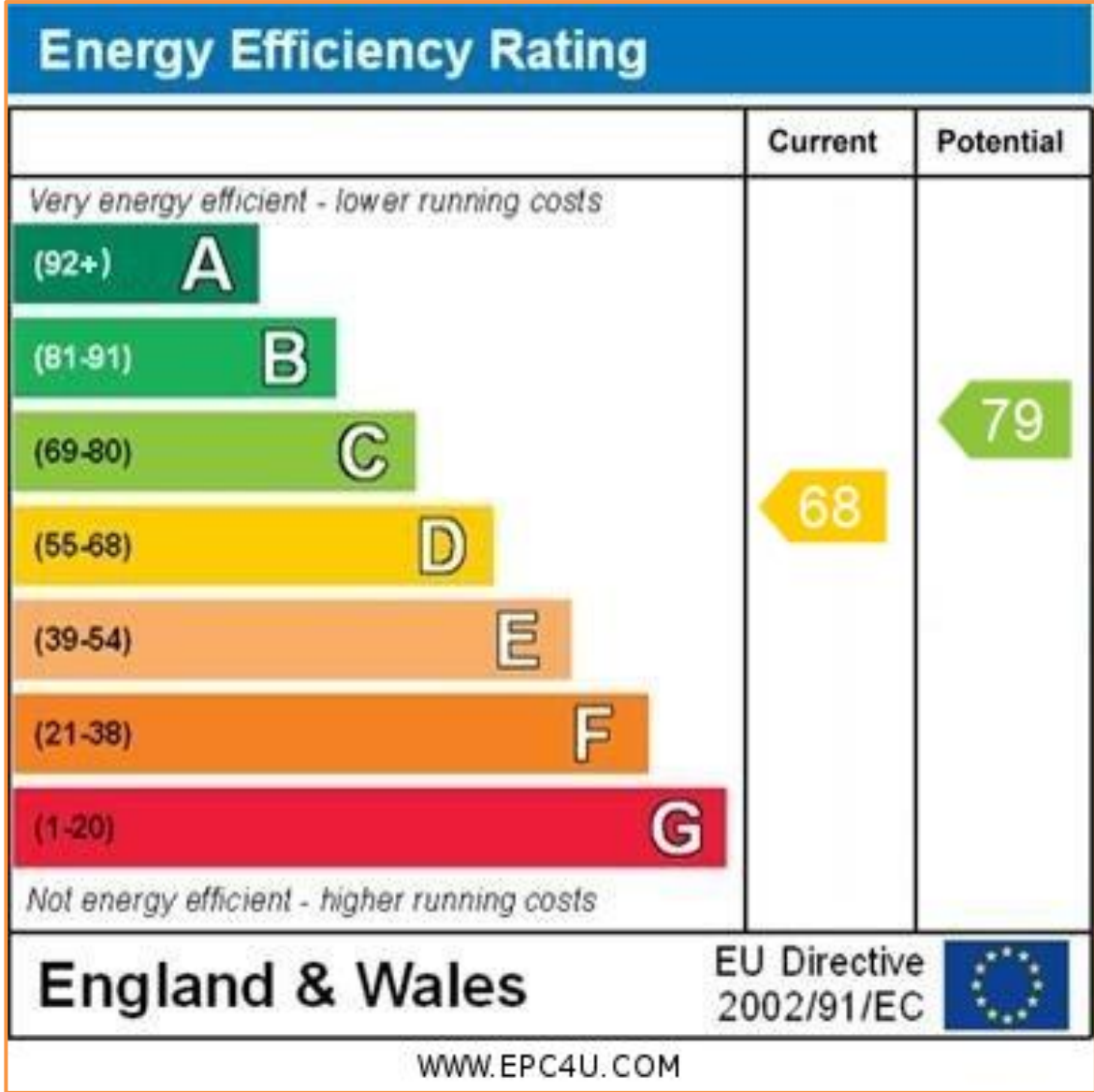
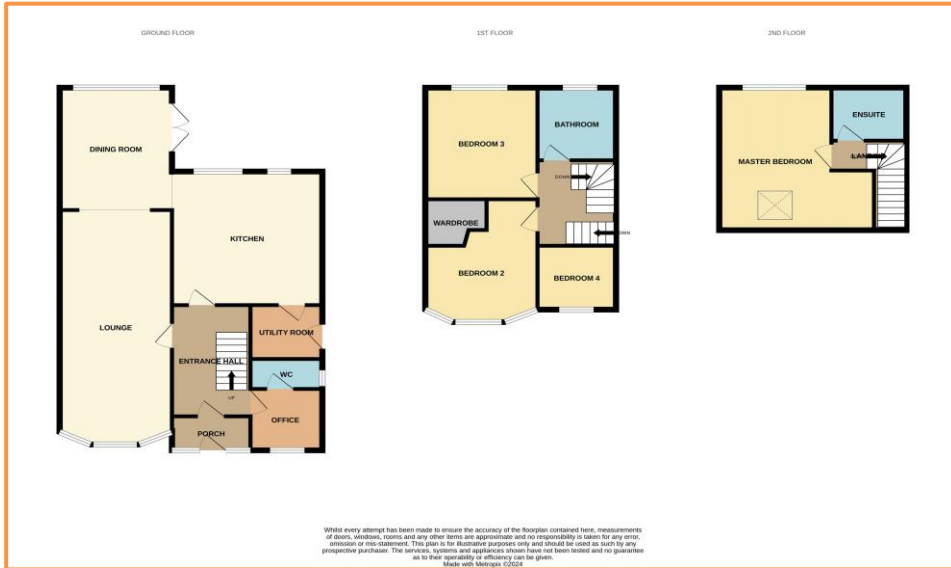
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£330,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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