



Aspen Road, Essington
Wolverhampton, WV11 2SD

SKITTS
ESTATE AGENTS

Accommodation description

A Beautifully Presented modern three bedroom detached residence, nestled within the picturesque surroundings of the Steadings, Essington built by Bovis Homes in their 'Cypress' style, this residence offers a seamless blend of contemporary design. The inviting reception hall leads to a generously appointed downstairs WC and also to a light-filled living room, perfect for relaxation and entertainment. The heart of the home being open-plan kitchen diner, complemented by an adjacent utility room for added convenience. Benefiting from the remaining balance of a 10-year NHBC build mark warranty, gas central heating and Upvc double glazing, this property is in excellent condition throughout, making viewing essential for those seeking modern elegance and rural tranquillity combined.

Location The property is situated in Essington allowing easy access to both Wolverhampton and Cannock town centres which both offer a diverse range of amenities including supermarkets, shops, bars, restaurants & cafes. Well regarded St Johns Primary Academy and Essington pools are within easy walking distance and commuter links include access to the M54, M6 and A5 roads linking the midlands motorway network. Local and national rail

services are available in neighbouring Wolverhampton, Walsall, Bloxwich & Cannock.

Entrance Hall: having an obscure uPVC double glazed window to the front, composite front entrance door, tiled floor, radiator, stairs leading to the first floor level, under stairs storage cupboard

Downstairs W.C.: having a low flush W.C., pedestal wash hand basin, radiator, tiled floor, half tiled walls

Lounge: *13' 11" x 11' 3" (4.23m x 3.42m)* having a uPVC double glazed window to the front and to the side, radiator

Kitchen/Diner: *18' 0" x 11' 5" (5.49m x 3.48m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink unit, built in electric oven, gas hob and extractor hood above, cupboard housing the boiler, ceiling spotlights, tiled floor,

radiator, uPVC double glazed window to the rear, double glazed French style doors leading to the rear garden

Utility Room: 6' 3" x 5' 3" (1.90m x 1.61m) having inset sink and drainer unit, base cupboard, plumbing for washing machine, radiator, tiled floor, double glazed door to the side

On The First Floor

Landing: having access to loft storage area, double glazed window to the side, airing cupboard, doors leading off to:

Bedroom One: 13' 2" x 10' 8" (4.02m x 3.25m) having uPVC double glazed window to the front, radiator, door to:

Ensuite Shower Room: 8' 4" max x 6' 4" (2.55m x 1.94m) having fully tiled walls and floor, double shower cubicle, low flush W.C., pedestal wash hand basin, ceiling spotlights, uPVC double glazed window to the side, heated towel rail

Bedroom Two: 10' 8" max 9' 1" min x 15' 4" (3.24m 2.77m min x 4.67m) having uPVC double glazed window to the rear, radiator, built in single wardrobe

Bedroom Three: 11' 7" x 7' 1" max into wardrobes (3.53m x 2.16m) having uPVC double glazed window to the rear, built in wardrobes, built in single wardrobe, radiator

Family Bathroom: having suite comprising panelled bath with shower mixer tap attachment, low flush W.C., pedestal wash hand basin, part tiled walls, tiled floor, shaver point, uPVC obscure double glazed window to the front, heated towel rail

Outside: enclosed fenced garden to the rear with paved patio, outside tap, outside light and side gate To the front there is a shrub border and driveway leading to:

Garage: having up and over door to the front, power point and light





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: B

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.

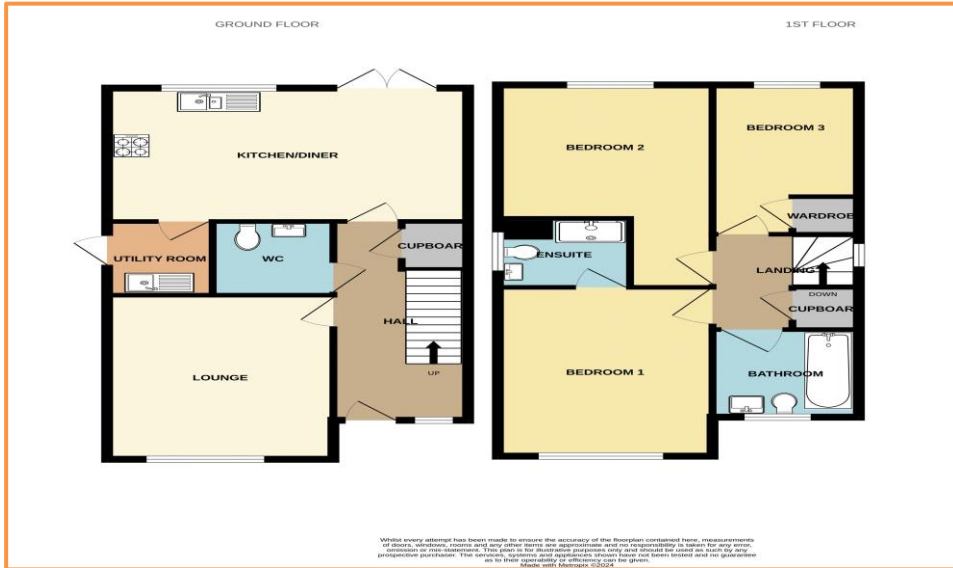
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 | |
| WWW.EPC4U.COM | | |

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