



Sneyd Lane, Essington
Wolverhampton, WV11 2DX

SKITTS
ESTATE AGENTS

Accommodation description

Overview: A versatile and beautifully extended double-fronted traditional style detached dormer bungalow, nestled along highly regarded Sneyd Lane, Essington. This stunning home offers expansive and flexible living spaces, perfect for families or professionals seeking an elegant and comfortable lifestyle.

Location: The property is situated in Sneyd Lane, 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 a short distance away 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 Porch: Welcoming entrance porch leading to:

Reception Hall: A grand reception hall featuring a captivating skylight and stairs to the first floor level. Doors

seamlessly connect to the ground floor bedroom, bathroom, lounge, study, and kitchen.

Lounge/Dining Room: An impressively spacious and sophisticated lounge/dining room with a stylish media wall and two sets of French doors opening onto the private rear garden, ideal for hosting and relaxation.

Kitchen: Well-equipped kitchen with solid wood worktops, a range of fitted units including a built-in electric fan assisted oven, five-ring gas hob, extractor fan, and integrated dishwasher. The kitchen also features a breakfast bar and an adjacent utility room

Utility room: With plumbing for automatic washing machine and door leading to the rear garden

Study/Office: Useful study/office space providing a quiet environment for work or hobbies.

Ground Floor Shower Room: Fully tiled with bath and mixer tap, separate walk in shower, vanity wash basin, w.c and feature rooflight.

Ground Floor Bedroom: leading from the main hallway

On The First Floor

Bedroom: A luxurious and spacious double bedroom with walk in wardrobe and en suite shower room

En Suite Shower: featuring a walk-in shower cubicle, vanity wash hand basin, and WC.

Bedroom: with built in storage/wardrobe

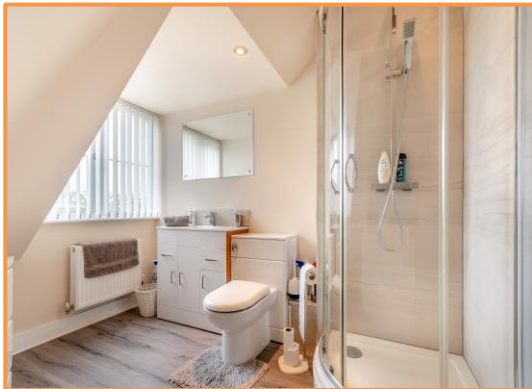
Bedroom: with built in wardrobes

Shower Room: with a walk-in shower cubicle, vanity wash hand basin, and WC.

Garage: suitable for a small vehicle with door to the rear giving access to the garden

Outside: Rear Garden: A beautifully landscaped and private rear garden with a block-paved patio and lush lawn, perfect for outdoor entertaining and relaxation. Front of Property: An impressive gravelled driveway providing ample off-road parking for several vehicles.





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: C

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.



£625,000

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