



Upper Sneyd Road, Essington
Wolverhampton, WV11 2DS

SKITTS
ESTATE AGENTS

Accommodation description

Simply stunning. A perfect example of traditional character blended with contemporary design throughout this exceptional three bedroom family home. There's a home office, three great sized bedrooms, luxury bathroom and two generous reception rooms plus fitted kitchen and utility. Early viewing is highly recommended on this superior property located in the sought after Essington

Entrance: having front entrance door leading to:

Dining Room: *11' 11" x 11' 11" into alcove (3.64m x 3.63m)* having double glazed sash window to the front with internal shutters, feature fireplace, storage cupboard, ornamental radiator, Parquet patterned laminate flooring, door leading to:

Lounge: *15' 3" x 11' 11" into alcove (4.66m x 3.62m)* having double glazed sash window to the rear, feature fireplace, radiator, stairs leading to the first floor level, door leading to:

Kitchen: *13' 9" x 6' 10" (4.20m x 2.08m)* having a range of fitted wall and drawer cupboard units with wooden block work surfaces over, inset Belfast sink, built in oven, inset gas hob and cooker hood above, microwave, space for dishwasher and space for American style refrigerator/freezer, door leading to the garden

Utility Room: *6' 10" x 2' 10" (2.08m x 0.86m)* having space and plumbing for washing machine and space for tumble dryer, double glazed window to the side

On the First Floor

Landing: having stairs leading to the second floor level, doors leading off to:

Bedroom One: *11' 11" x 10' 7" into chimney breast (3.62m x 3.23m)* having double glazed sash window to the front, fitted wardrobes to both alcoves, radiator

Bedroom Two: 9' 1" x 9' 0" (2.77m x 2.74m) having double glazed window to the rear, built in wardrobes, radiator, feature fireplace

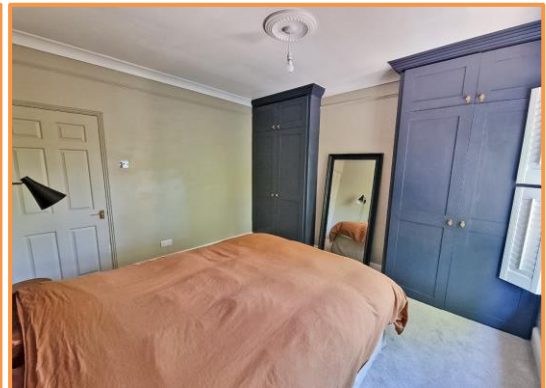
Bathroom: having suite comprising freestanding bath with mixer taps, shower cubicle, wash hand basin, W.C., part tiling, double glazed window to the rear, chrome effect radiator

On The Second Floor

Loft Space: 18' 8" x 10' 2" (5.70m x 3.09m) having gallery style landing, two double glazed rooflights to the rear, storage to eaves, radiator

Outside: having decorative patio leading to artificial lawn area, outside electric point allowing access to home office

L-Shaped Outbuilding: 16' 8" max x 10' 6" max (5.07m x 3.20m) ideal home office/games room/play room and having door to walk in storage cupboard





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: A

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.

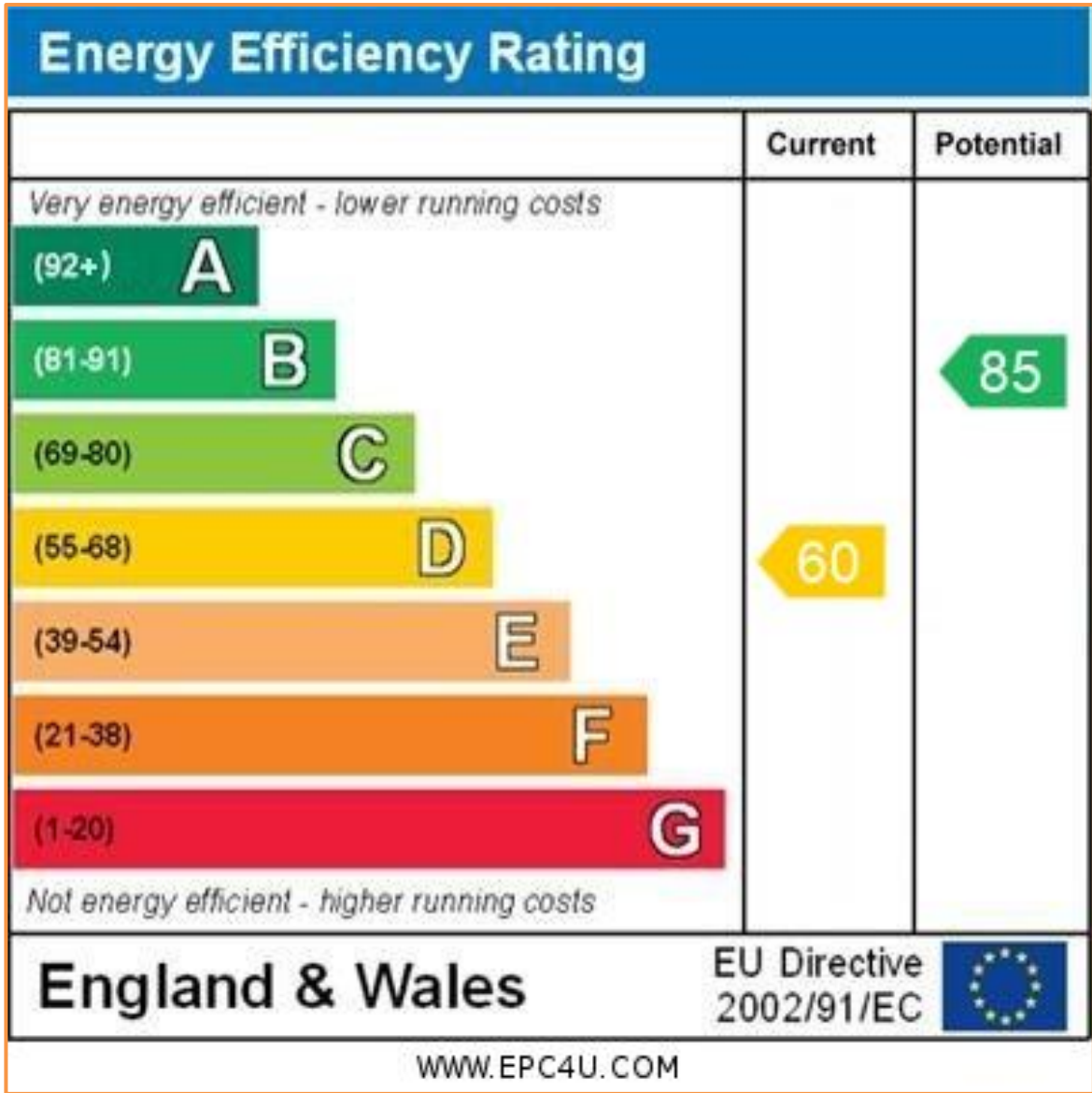
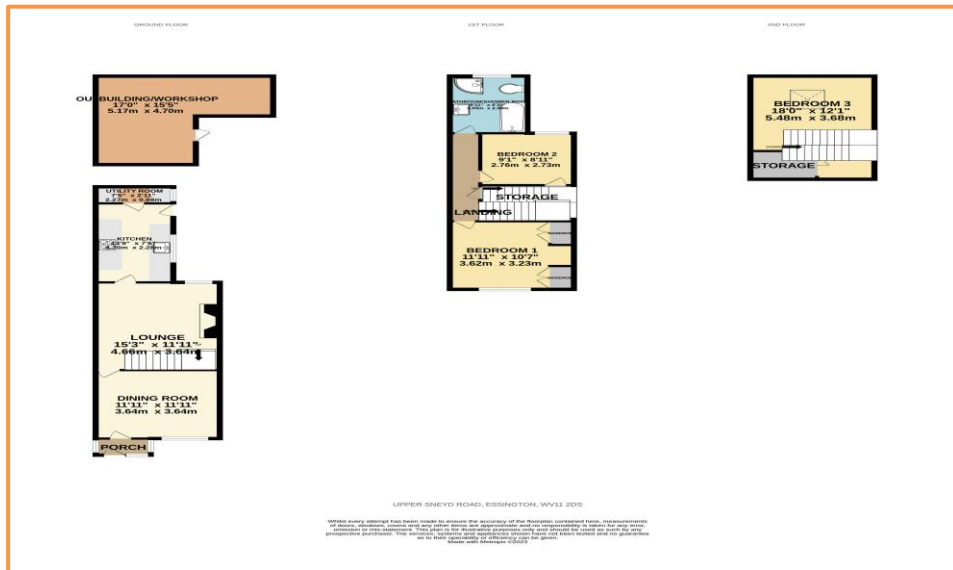
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £215,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net