



**Sneyd Lane, Essington,
Wolverhampton, WV11 2EA**

SKITTS
PREMIER HOME

Accommodation

Description: A rare opportunity to purchase an immaculate extended traditional style detached bungalow located along the popular and keenly requested Sneyd Lane, Essington. The property has been considerably improved by the present owners to an extremely high standard and offers spacious living accommodation which can only be appreciated by a full internal inspection. Set back behind a block paved driveway which affords ample parking for several vehicles the layout includes a welcoming reception hall, a large 18ft front lounge and two bedrooms both with a range of fitted wardrobes. The superb 20ft dining kitchen includes a range of appliances and leads to a fabulous uPVC double glazed conservatory. The bathroom is fully tiled complete with double ended bath and separate walk in shower. To the rear of the property there is a lovely enclosed rear garden and detached garage which is approached via the side driveway. Briefly the property comprises of

Reception Hall: having radiator, hatch to roof space and loft ladder, inset ceiling spot lighting, doors leading off to the bedrooms, kitchen, bathroom and to;

Lounge: 18' 2" into bay x 12' 8" (5.54m x 3.86m) having a feature marble effect fireplace and complimentary electric fire, two radiators, uPVC double glazed bay window to the front, inset ceiling spot lighting

Extended Dining Kitchen: 20' 1" x 14' 4" (6.13m x 4.36m) having an extensive range of matching fitted wall and base cupboard units and Corian solid surface work tops, feature central island with inset sink unit and mixer tap, built in electric fan assisted double oven, inset four ring electric hob and extractor hood, microwave, integrated dishwasher and washing machine, integrated refrigerator and freezer, column radiator, wall mounted electric warm air heater, uPVC double glazed French style doors leading to the;



First Floor Accommodation & Exterior

uPVC Double Glazed Conservatory: 11' 7" x 10' 3" (3.52m x 3.13m) having uPVC double glazed French style doors leading to the rear garden

Bedroom One: 18' 6" x 12' 5" (5.63m x 3.79m) having a range of fitted wardrobes, radiator, uPVC double glazed bay window to the front

Bedroom Two: 11' 5" x 10' 9" (3.48m x 3.27m) having a range of fitted wardrobes, radiator, uPVC double glazed window to the rear

Fully Tiled Bathroom: 9' 1" x 7' 4" (2.76m x 2.24m) having a walk in shower cubicle, feature double ended bath with mixer tap, vanity wash hand basin, low flush W.C., uPVC double glazed window to the side, chrome effect heated towel rail

Detached Garage: 17' 11" x 9' 11" (5.46m x 3.01m) having double doors to the front, power and light points, uPVC double glazed window to the side, uPVC door leading to the rear garden

Outside: With double entry gates leading to a lawned foregarden, block paved driveway providing off road parking and outside power point. Side driveway leading to the garage. Generous lawned rear garden with block paved patio, flower and shrub borders, outside power point and cold water tap, access to the side elevation via wrought iron entrance gate



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: 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.



Energy Performance Certificate & Floor Plan

Energy Efficiency Rating

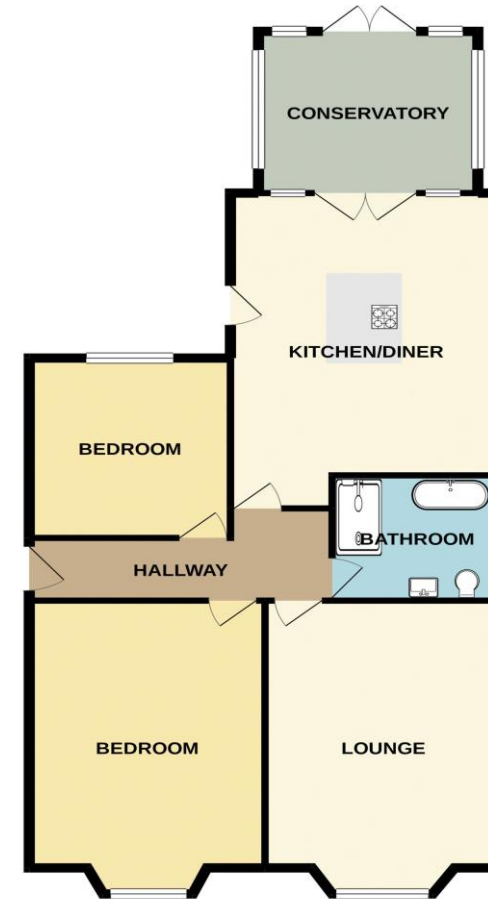
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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