



Spondon Road, Wednesfield
Wolverhampton, WV11 3AP

SKITTS
ESTATE AGENTS

Accommodation description

A much loved and well presented family home in this ideal location within WV11. The property benefits from a recently installed central heating boiler (2022) and offers three good sized bedrooms and four piece suite family bathroom to the first floor. On the ground floor we have lounge and dining room which have been combined to create one larger open plan living space, whilst a modern kitchen is located to the rear. Outside space is catered for with a low maintenance rear garden and parking via driveway to front. This property is ideally suited to those buyers looking for well proportioned living space with generous bedrooms and larger bathroom and is offered with no upward chain

Entrance Porch: having double glazed door to the front, double glazed windows to the side and front

Entrance Hall: door to front, having stairs leading to the first floor level, under stairs cupboard

Lounge: 13' 5" into bay x 11' 5" (4.09m x 3.48m) having double glazed window to the front, radiator, fireplace with electric fire

Dining Room: 11' 5" into alcove x 10' 11" (3.47m x 3.32m) having double glazed patio doors, fireplace with gas fire, radiator

Kitchen: having a fitted range of wall and base cupboard units with work surfaces over, inset stainless steel sink and drainer unit, built in oven, four ring gas hob and cooker hood, double glazed window, vertical radiator, door to:

Rear Lobby: having access to pantry, garage and door to outside

On The First Floor

Landing: having access to loft storage area, doors leading off to:

Bedroom One: *13' 11" x 11' 6" (4.25m x 3.50m)* having double glazed window to the front, fitted wardrobes, radiator

Bedroom Two: *11' 6" into alcove x 10' 11" (3.50m x 3.34m)* having double glazed window to the rear, fitted wardrobes, radiator

Bedroom Three: *8' 10" x 7' 0" (2.68m x 2.13m)* having double glazed window to the front, built in storage, radiator

Bathroom: having a white four piece suite comprising corner bath with mixer taps, shower cubicle, vanity wash hand basin, W.C., fully tiled, built in storage, chrome effect radiator, double glazed window to the rear

Outside: having enclosed low maintenance garden to the rear with decorative patio, gravelled central area and decorative stone work, shrubs to borders, shed. Driveway to the front and shrubs to borders

Garage: *15' 10" x 8' 1" (4.83m x 2.46m)* having electric roller shutter to the front, wall mounted "Ideal" central heating boiler, 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: C

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.



£260,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST 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 MapInfo 6.00.04

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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



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