



Heather Close, Wednesfield
Wolverhampton, WV11 3UG

SKITTS
ESTATE AGENTS

Accommodation description

A beautifully presented three-bedroom detached home, situated in a quiet residential cul-de-sac with a double driveway, garage, and a well-maintained garden. This charming detached property is positioned in a peaceful cul-de-sac with neatly kept lawn. A front porch welcomes you into the entrance hall, leading to a guest w.c. and door leading into a spacious lounge featuring a large bay window that fills the room with natural light. The lounge also benefits from a fireplace, creating a cosy focal point, while stairs provide access to the first floor. To the rear of the property, the kitchen diner provides a fantastic space for entertaining. The dining area features double patio doors that open onto the rear garden, while the galley-style kitchen is fitted with integrated appliances, ample worktop space, and kitchen cupboards. A separate utility room adds further convenience, offering additional storage and access to both the garage and the garden. The rear garden is neat and well-maintained, with a central lawned area, a paved section running along the back and side, and a designated seating area with a garden shed. Upstairs, there are three well-sized bedrooms (master having built-in wardrobes) and a modern family bathroom. The main bedroom is positioned at the front of the property, offering a spacious and neutral living space with a large front-facing window. The second bedroom overlooks the garden, while the third bedroom, also at the front, includes inset fitted wardrobes. The bathroom is fitted with a bath and

overhead shower with a shower screen, a vanity sink unit, WC, and a window for natural ventilation. This delightful home is ideal for families or those looking for a well-maintained property in a desirable residential setting.

Entrance Porch

Entrance Hall

Lounge: 16' 3" x 10' 6" max (4.95m x 3.19m max)

Dining Room: 8' 9" x 7' 2" (2.66m x 2.19m)

Kitchen: 8' 7" x 7' 1" (2.62m x 2.15m)

Utility Room: 7' 9" x 6' 9" (2.35m x 2.07m)

Garage: 17' 5" x 7' 11" (5.30m x 2.41m)

On The First Floor

Landing

Main Bedroom: $13' 7'' \times 8' 3''$ ($4.14m \times 2.51m$)

Bedroom Two: $11' 4'' \times 8' 0''$ ($3.46m \times 2.44m$)

Bedroom Three: $8' 5'' \times 6' 2''$ ($2.56m \times 1.89m$)

Bathroom: $6' 6'' \times 6' 3''$ ($1.98m \times 1.91m$)





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.

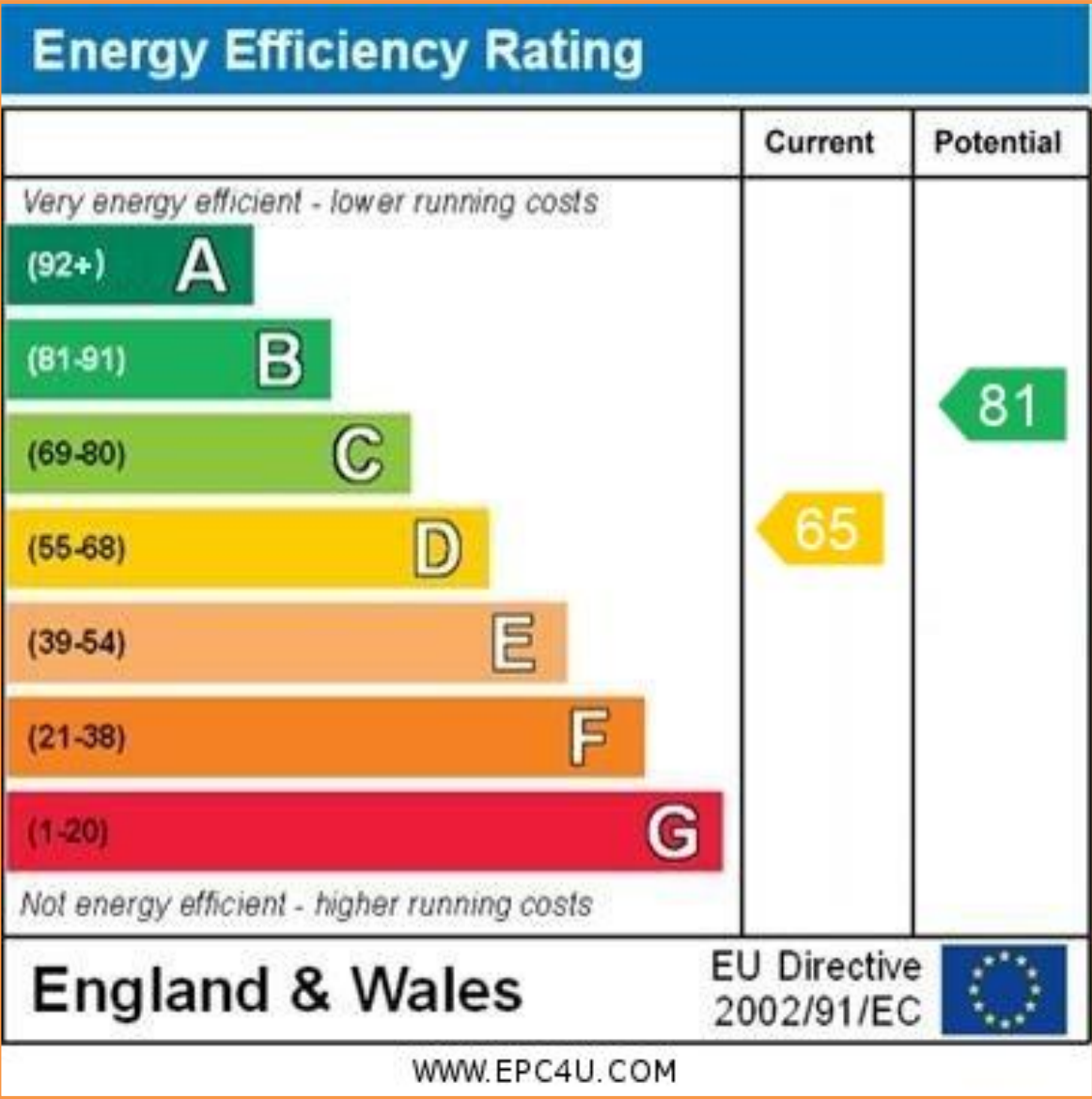
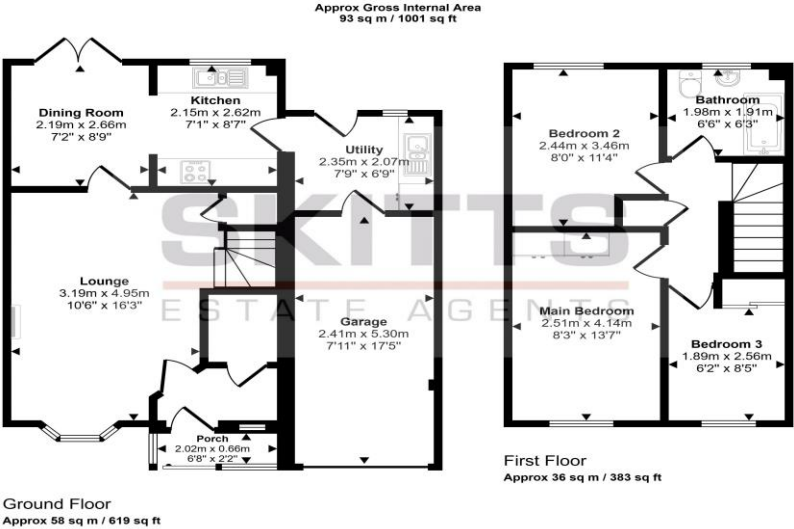
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£290,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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