



St. Johns Road, Essington
Wolverhampton, WV11 2BY

SKITTS
ESTATE AGENTS

Accommodation description

Set in a quiet cul-de-sac, just a stone's throw from St John's Church in Essington, this well-maintained two-bedroom semi-detached bungalow offers comfortable, low-maintenance living – ideal for those looking to downsize or even first-time buyers. Inside, the property features a welcoming reception hall, a good-sized lounge, and a bright conservatory/sunroom overlooking the rear garden. The fitted kitchen includes oven, hob and refrigerator, and leads to a sizeable 16ft utility room with access to the carport. There are two bedrooms at the front, one with fitted wardrobes, plus a modern shower room. Outside boasts a lovely rear garden with mature plants, flowers and shrubs, a neat front garden, and driveway affording off road parking. A superb opportunity in a popular Essington location – early viewing advised.

Location The property is situated in 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 within easy walking distance 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.

Reception Hall: with loft access which the vendor informs us is majority boarded and houses the gas condensing boiler

Living Room: 16' 7" x 11' 0" (5.06m x 3.36m) with feature fireplace and complimentary electric fire

Conservatory/Sun Room: 12' 8" x 10' 1" max (3.85m x 3.07m max)

Kitchen: 8' 10" x 7' 5" (2.69m x 2.27m) including electric fan assisted oven, four ring gas hob, extractor fan and refrigerator

Utility Room: 16' 1" x 8' 5" (4.91m x 2.56m)

Bedroom One: 11' 7" x 10' 11" (3.54m x 3.34m)

Bedroom Two: 9' 1" x 8' 6" (2.76m x 2.59m)

Shower Room

Outside: Pleasant gardens to both front and rear, driveway providing off road parking

Carport

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





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: B

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.

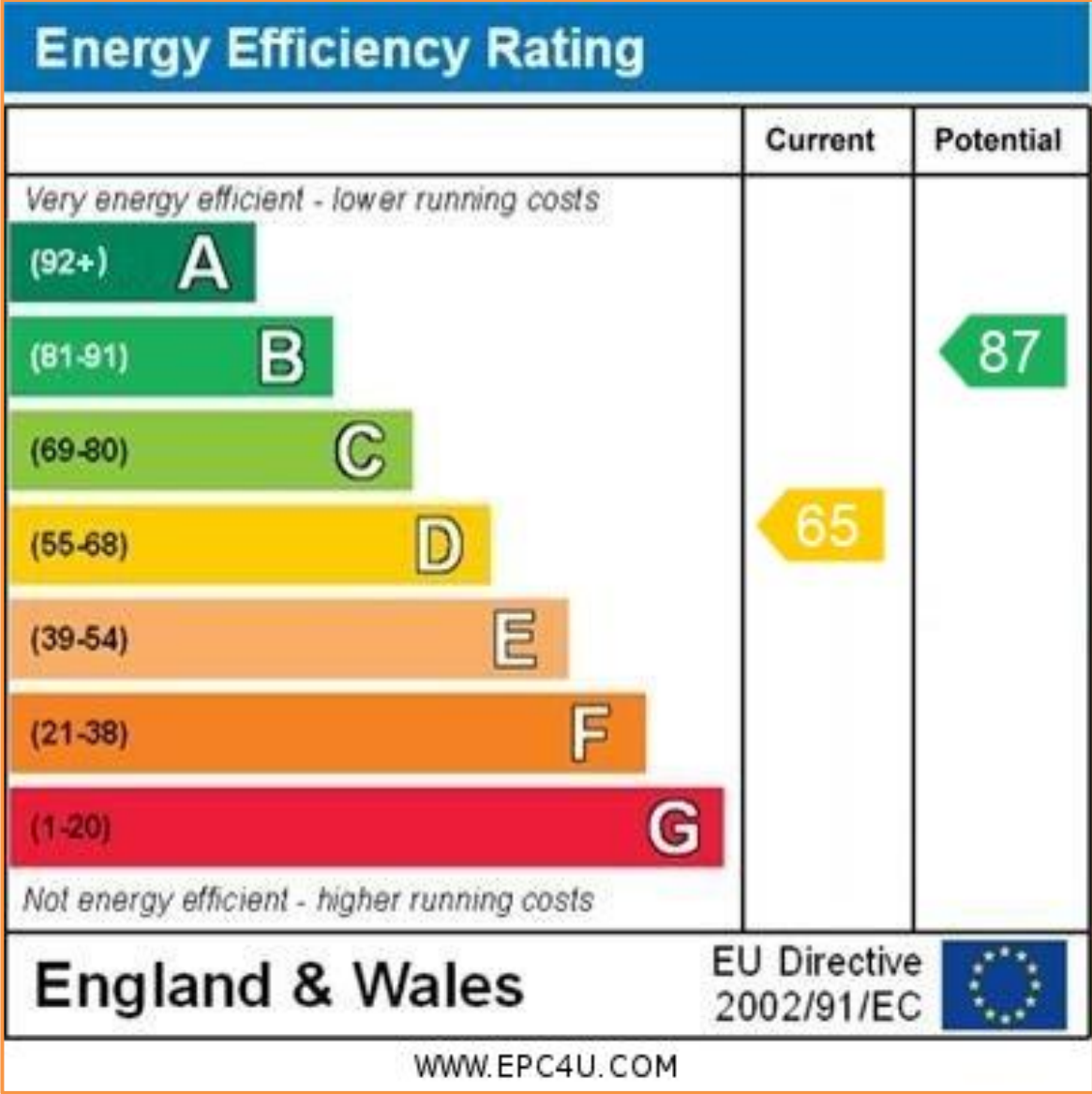
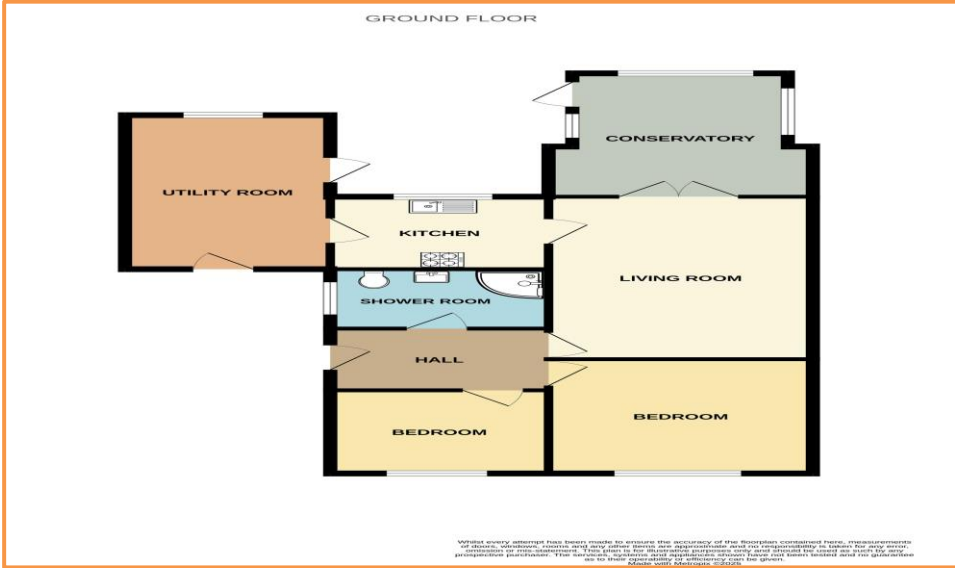
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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