



Hopton Crescent, Wednesfield
Wolverhampton, WV11 3JQ

SKITTS
ESTATE AGENTS

Accommodation description

Located in a quiet position within the ever-popular Lyndale Park development, this pleasant three bedroom semi detached home offers extended accommodation which is perfect for a family. The property has been extended at ground floor level to provide a generous dining room, complementing the existing 23ft through lounge and fitted kitchen with oven and hob. The layout also includes a reception hall, downstairs WC, and a useful storage room. Upstairs, there are three bedrooms, all with built-in storage or wardrobes, and a fitted shower room. From the rear bedroom, there are lovely open views over Wednesfield Academy's playing fields. The exterior features a beautifully arranged rear garden with paved and gravel patio areas surrounded by a wealth of plants, flowers, and shrubs. To the front is a neat lawn and a driveway providing off-road parking. The property features gas radiator central heating and Upvc double glazed windows and is well placed for Willenhall town centre (approx. 2 miles), Bentley Bridge Retail & Leisure Park (approx. 1.5 miles), New Cross Hospital lies 2 miles away and the wider amenities of Wolverhampton lie approximately 3 miles away. This property is available for immediate occupation with no upward chain. Internal viewing is strongly recommended to appreciate the space, setting, and potential this home offers.

Reception hall: With built in/under stairs storage cupboard

Through Lounge: 23' 0" x 11' 1" max (7m x 3.38m)

Kitchen: 8' 6" x 8' 6" (2.59m x 2.58m)

Dining Room: 14' 5" min x 9' 5" (4.39m x 2.86m)

Downstairs w.c

Store: 11' 10" x 7' 7" (3.61m x 2.3m)

On the first floor: with drop down ladder giving access to the loft which is mostly boarded

Bedroom: 10' 9" x 10' 1" (3.27m x 3.08m)

Bedroom: 10' 10" x 9' 1" min (3.31m x 2.78m)

Bedroom: 7' 11" x 7' 7" (2.42m x 2.32m)

Shower Room: 5' 10" x 5' 6" (1.77m x 1.67m)

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: E

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.

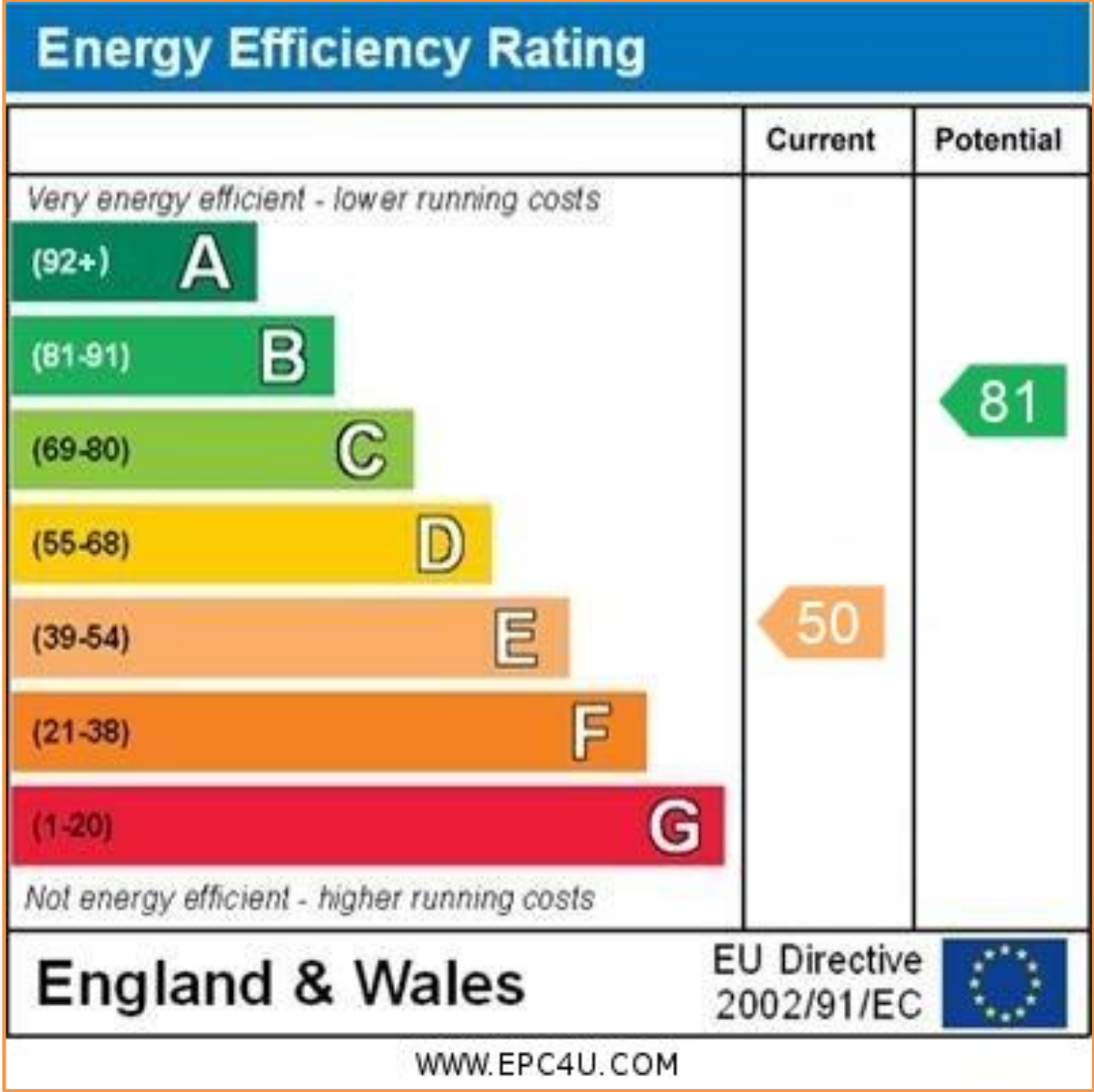
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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