



Lower Prestwood Road, Wednesfield
Wolverhampton, WV11 1JY

SKITTS
ESTATE AGENTS

Accommodation description

A Well Presented Two-Bedroom Home on Lower Prestwood Road, Wednesfield This beautifully presented two-bedroom semi-detached property offers the perfect blend of character, practicality, and modern living – ideal for first-time buyers, young families, or downsizers looking for a home ready to move straight into. Situated on the ever-popular Lower Prestwood Road in Wednesfield, the property enjoys a prime position close to excellent local schools, shops, and amenities. Wednesfield is just a short distance away, offering a wide range of independent stores, supermarkets, and eateries, while Bentley Bridge Retail Park provides further shopping and leisure options. For commuters, there are great road links via the M6 and A454, along with nearby public transport routes giving easy access to Wolverhampton city centre. From the moment you arrive, you'll be impressed by the generous driveway and attractive frontage with a bay window that floods the lounge with natural light. Inside, the welcoming entrance hall leads to a spacious lounge, perfect for relaxing or entertaining, while the modern kitchen flows seamlessly into the bright and airy sun room – a fantastic spot to enjoy views of the garden all year round. A convenient ground floor WC adds to the practicality of this home. Upstairs, there are two well-proportioned bedrooms, both offering ample storage, with the second bedroom featuring a fitted wardrobe. A sleek shower room completes the first floor. Outside, the property benefits from a private rear garden, a sun room ideal for entertaining, and a useful outdoor store – perfect for keeping tools, bikes, or garden equipment. This property combines

modern living with everyday convenience – a perfect home to make your own in the heart of Wednesfield.

Entrance Hall With UPVC double glazed front door, radiator and staircase leading to the first floor

Living Room 15' 1" x 14' 7" (4.60m x 4.44m) Having an 'Adam' style fireplace, two radiators, tiled floor and UPVC double glazed walk in bay window to front.

Kitchen Breakfast 15' 1" x 13' 3" (4.60m x 4.05m) Which is equipped with a 1 1/2 bowl sink unit, a range of base units, wall cupboards and work surfaces. Built-in oven, 4-burner split level hob unit and chimney style extractor hood. Fitted breakfast bar, tiled floor, pantry off, two UPVC double glazed windows, radiator and door to Orangery.

WC With low flush suite, tiled walls, UPVC double glazed window and radiator.

Sun Room 11' 2" x 10' 0" (3.40m x 3.05m) With tiled floor, recessed spot lights, radiator, lantern style roof, UPVC double glazed windows and matching 'French' doors into the rear garden.

Landing with access to the loft area.

Bedroom One 15' 9" x 10' 10" (4.80m x 3.30m) Having Oak styled floor, UPVC double glazed window and radiator.

Bedroom Two 10' 6" x 10' 0" (3.20m x 3.05m) Also with Oak style floor, fitted cupboard, boiler cupboard, UPVC double glazed window and radiator.

Shower Room With walk-in shower cubicle, wash hand basin with vanity surround and low flush WC. Contemporary style radiator, UPVC double glazed window and attractive tiled walls.

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: A

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.



Offers in the Region Of £220,000

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 Metropix 5.0.0.5

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

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