



**Danes Close, Essington**  
Wolverhampton, WV11 2TQ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**Discover this extended modern three bedroom semi-detached house located in the highly sought after village of Essington with Saint John's Essington Primary Academy being within easy reach. Being perfect for families or professional couples. Offers accommodation to include gas radiator central heating and double glazing and comprises of reception hall, extended lounge, doors opening into a separate dining room, a recently refitted kitchen with built-in appliances, a modern refitted bathroom and a single detached garage and driveway located to the rear. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Entrance Hall:** having uPVC double glazed entrance door, obscure uPVC double glazed window to the front, laminate flooring, part wooden panelling, stairs leading to the first floor, radiator, door leading to:

**Extended Lounge** 18' 6" x 14' 2" (5.64m x 4.32m) having two uPVC double glazed windows to the front, dado rail, two radiators, fireplace with living flame coal effect fire, ceiling coving, door to under stairs cupboard, doors opening into:

**Dining Room:** 9' 6" x 8' 9" (2.89m x 2.67m) having dado rail, radiator, uPVC double glazed French style doors leading to the rear garden.

**Refitted Kitchen:** 12' 0" x 8' 0" (3.65m x 2.45m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit with mixer tap, built in "Neff" electric oven, "Neff" induction hob, extractor hood, integrated washing machine, dishwasher, refrigerator/freezer, ceiling spot lights, vertical radiator, uPVC double glazed window to the rear, uPVC double glazed door to the rear

### On The First Floor

**Landing:** having access to loft storage area, a further access to a separate boarded loft area with loft ladder, radiator, doors leading off to:

**Bedroom One:** 11' 9" min to built in wardrobes x 8' 9" (3.57m x 2.67m) having radiator, uPVC double glazed window to the front, built in double wardrobe.

**Bedroom Two:** 12' 0" max 8' 10" min x 10' 0" (3.65m max 2.69m min x 3.04m) having two uPVC double glazed windows to the front, radiator, built in cupboard housing the boiler

**Bedroom Three:** 10' 2" min to wardrobes x 7' 7" (3.11m x 2.31m) having two uPVC double glazed windows to the rear, built in wardrobes, radiator

**Bathroom:** being fully tiled and having suite comprising panelled bath, a separate shower cubicle with fitted shower, low flush W.C., vanity wash hand basin, ceiling spot lights, heated towel rail, radiator

**Outside:** having enclosed fenced garden to the rear with paved patio, lawn, outside tap and outside light. Lawned fore garden and driveway to the rear providing off road parking

**Garage:** 16' 8" x 8' 2" (5.09m x 2.50m) having up and over door to the front, uPVC double glazed window and door to the side, electrics and 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: TBC**

**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 £300,000

# 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.  
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9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)