

# SKITTS

ESTATE AGENTS



Charles Hayward Drive,  
Wolverhampton, WV4 6GB

**£399,950**

01902 686868

**We Value Your Home**



An impressive executive style detached property quietly situated on a delightful and modern development local to a range of amenities and a short distance from Sedgley and Wolverhampton City centre.

This outstanding four bedroom home on a prominent corner position offers excellent family accommodation that simply must be seen to be fully appreciated.

This substantial residence is presented and maintained throughout to a high standard and benefits from central heating, double glazing, off road parking and a detached garage to the rear.

Further noteworthy features briefly include: spacious living room plus dining room, fitted dining kitchen plus utility, delightful reception hall with WC off, four bedrooms, bathroom and ensuite shower room. There are neat gardens to the front, side and rear. The property is protected by a burglar alarm system.

**Approach** By way of pathway past lawn areas with driveway to the rear providing off road parking.

**Reception Hall** Having composite front door, under stairs cupboard, central heating radiator and laminate flooring.

**Downstairs WC** Having low flush WC, wash hand basin, ceramic wall tiling and central heating radiator.

**Living Room** 21' 0" x 11' 10" (6.40m x 3.60m) Having pebble effect electric fire with marble type surround, hearth and fireplace, two central heating radiators and three double windows.

**Dining Room** 12' 1" x 7' 9" (3.68m x 2.36m) Having central heating radiator and two double glazed windows.

**Kitchen** 13' 0" x 12' 6" (3.96m x 3.81m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall tiles, flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

**Utility** 6' 5" x 5' 8" (1.95m x 1.73m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, wall cupboard, central heating radiator and double glazed door leading out.

**Landing** Having airing cupboard and loft hatch for access by way of retractable ladder.

**Bedroom One** 11' 9" x 11' 3" (3.58m x 3.43m) Having central heating radiator and two double glazed windows.

**En-suite Shower Room** Having shower cubicle with shower fitting, low flush WC, wash hand basin built into vanity unit, central heating radiator, extractor fan, flush ceiling spot lights and double glazed window.





**Bedroom Two** 12' 10" x 11' 2" (3.91m x 3.40m) Having central heating radiator and two double glazed windows.

**Bedroom Three** 11' 4" x 9' 0" (3.45m x 2.74m) Having built in wardrobe, central heating radiator and double glazed window.

**Bedroom Four** 9' 6" x 7' 9" (2.89m x 2.36m) Having central heating radiator and double glazed window.

**Bathroom** 9' 4" x 5' 4" (2.84m x 1.62m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, shaver point, central heating radiator, flush ceiling spot lights and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, neat lawn area and gated side access.

**Garage** 19' 7" x 9' 8" (5.96m x 2.94m) Having 'Up & Over' door, light and power points.

**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.

**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.

**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.

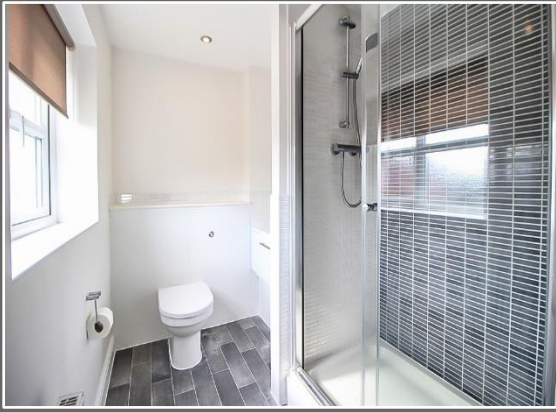
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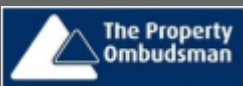




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



15 Dudley Street  
 Sedgley  
 DY3 1SA  
 01902 686868  
 sedgley@skitts.net



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