

# SKITTS

ESTATE AGENTS



**Sutton Court, Etingshall Park**  
Wolverhampton, WV4 6QW

**£89,950**

01902 686868

**We Value Your Home**



A stunning one bedroom flat situated in a delightful and popular location offered for sale with no upward chain. The property has been modernised throughout to a particularly high standard and must be seen to be appreciated.

Thought to be an ideal first home or investment opportunity, this extremely well presented flat offers spacious accommodation and benefits from double glazing, heating, a delightful open plan living area with media wall and kitchen area fitted with integrated appliances, one double bedroom and a luxury bathroom with separate bath and shower cubicle.

The lease to the property has been extended. Council Tax Band A. Energy Rating E. Tenure LEASEHOLD Term: 139 years. Service Charge: £1200.00 per annum. Ground Rent: £20.00 per half year (all figures are approximate and should be confirmed by your Legal Representative).

**Communal Entrance** Stairs to the property.

**Entrance Hall** Upvc front door, laminate flooring, storage cupboard and flush ceiling spot lights.

**Open Plan Living and Kitchen Area** 17' 9" x 14' 6" (5.41m x 4.42m) Media wall, laminate flooring, flush ceiling spot lights, electric wall heater and double glazed window. Inset composite sink top with fitted base units and decorative laminate work tops, built-in oven and microwave, four ring induction hob, cooker hood and a range of fitted wall cupboards.

**Bedroom** 11' 10" x 10' 2" (3.60m x 3.10m) Built-in storage cupboard, laminate flooring, electric wall heater and double glazed window.

**Bathroom** 8' 5" x 8' 3" (2.56m x 2.51m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built-into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, storage cupboard, flush ceiling spot lights, heated towel rail and two double glazed windows.

**Communal Gardens** Neat gardens to the front and to the rear.





**TENURE: Leasehold.** 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: 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.

**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.

**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 act 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.

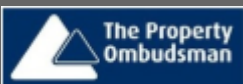




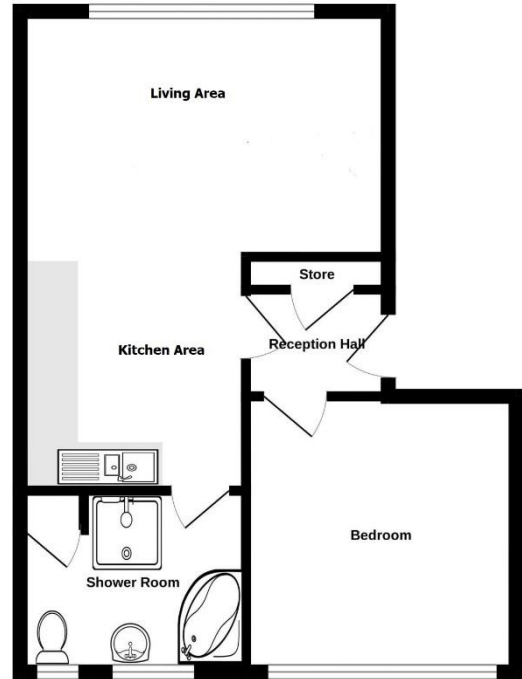
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1st Floor



Sutton Court

Measurements are approximate. Not to scale. Illustrative purposes only.  
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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....