

# SKITTS

ESTATE AGENTS



**Ounsdale Road, Wombourne**  
Wolverhampton, WV5 8BH

**£435,000**

01902 686868

**We Value Your Home**



An outstanding detached bungalow offering excellent and spacious family accommodation that must be seen to be appreciated. This substantial three bedroom home occupies a good size plot in an extremely popular residential area local to a range of amenities and a short distance from Wombourne centre.

The property has been well maintained and benefits from numerous noteworthy features including: a spacious living room with feature inset log effect fire, an impressive orangery with feature lantern, fitted kitchen, spacious inner hall, stylish bathroom, good size garage and off road parking to the front for numerous vehicles.

There is an extensive and private rear garden with timber decking area, good size lawn area and garden shed. The property is centrally heated and double glazed.

**Council Tax Band E. Energy Rating D. Tenure FREEHOLD.**

**Approach** By way of tarmac driveway providing off road parking past lawn fore-garden.

**Entrance Porch** Double glazed windows and door.

**Reception Hall** Composite front door, laminate flooring and central heating radiator.

**Living Room** 18' 8" x 13' 9" (5.69m x 4.19m) Inset log effect electric fire, central heating radiator and double glazed bow window.

**Orangery** 19' 2" x 8' 1" (5.84m x 2.46m) Feature roof lantern, two central heating radiators and double glazed French doors out to the rear garden.

**Kitchen** 12' 7" x 8' 5" (3.83m x 2.56m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Integrated dishwasher, range of fitted wall cupboards, ceramic wall tiling, laminate flooring, useful pantry, central heating radiator and double glazed bow window.

**Inner Hall** Storage cupboard, flush ceiling spot lights, loft hatch and central heating radiator.

**Bedroom One** 11' 8" x 11' 5" (3.55m x 3.48m) Central heating radiator and double glazed French doors out to the rear garden.

**Bedroom Two** 11' 6" x 8' 5" (3.50m x 2.56m) Central heating radiator and double glazed French doors out to the rear garden.

**Bedroom Three** 8' 1" x 7' 5" (2.46m x 2.26m) Built-in storage cupboard, central heating radiator and double glazed window.

**Bathroom** 9' 3" x 6' 6" (2.82m x 1.98m) Having White suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, laminate flooring and central heating radiator.





**Garage** 37' 2" x 10' 2" (11.32m x 3.10m) Having Up and Over door, light and power points, plumbing for washing machine, cold water tap, double glazed window and double glazed door out to the rear garden.

**Rear Garden** Enclosed and private from neighbouring properties, timber decking area, cold water tap, neat lawn area and garden shed.

**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: E**  
**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.

**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.

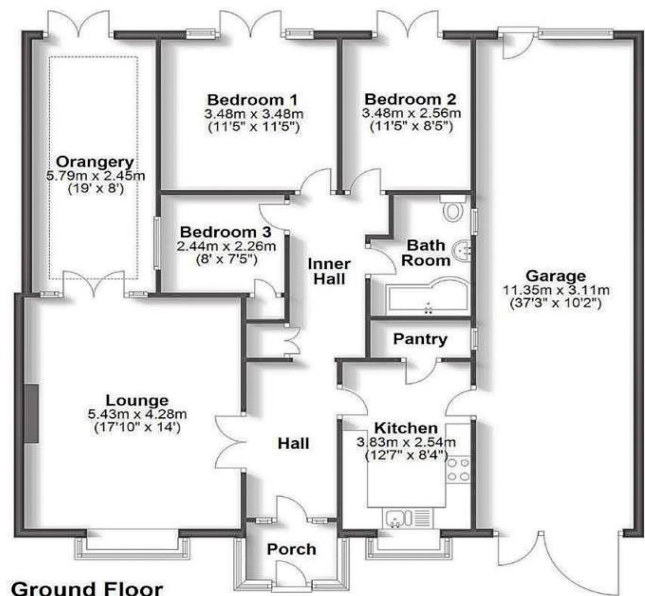
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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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**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: .....

