

SKITTS

ESTATE AGENTS



Sutton Court, Etingshall Park
Wolverhampton, WV4 6QW

£72,500

01902 686868

We Value Your Home



CASH BUYERS PREFERRED. A delightful first floor flat occupying a pleasant position in an extremely popular residential area local to a range of amenities. This impressive home is offered for sale with no upward chain.

This well maintained one bedroom home benefits from double glazing, heating, a spacious open plan lounge and kitchen area, one double bedroom and a stylish bathroom with separate WC. There are well presented communal gardens.

Council Tax Band A. Energy Rating E.

Tenure LEASEHOLD.

Term 99 years from 1973 having 48 years remaining approximately. Ground Rent £45.00 per year. Service Charge £1200.00 per year. These figures should be confirmed by your Legal Representative.



Communal Entrance Having double glazed door and stairs.

Open Plan Living Area/Kitchen 18' 7" x 14' 4" (5.66m x 4.37m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, two electric storage heaters and double glazed window.

Bedroom 11' 0" x 10' 1" (3.35m x 3.07m) Having electric storage heater and double glazed window.

Bathroom 7' 4" x 6' 1" (2.23m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin, ceramic wall and floor tiling, chrome heated towel rail, double glazed window and WC off: Having low flush WC, double glazed window, ceramic wall and floor tiling.

Communal Gardens



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.





GROUND FLOOR

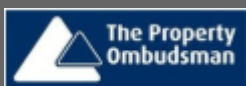


While every attempt has been made to ensure the accuracy of the description contained herein, measurement of plots, contents, fixtures and fittings cannot be guaranteed. This plan is for illustrative purposes only and should be used in conjunction with the particulars. The purchaser, vendor and agents shall not be held responsible for any errors or omissions. The purchaser, vendor and agents shall not be held responsible for any errors or omissions. The purchaser, vendor and agents shall not be held responsible for any errors or omissions. The purchaser, vendor and agents shall not be held responsible for any errors or omissions.

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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: