

# SKITTS

ESTATE AGENTS



**Waverley Crescent, Lanesfield**  
**Wolverhampton, WV4 6PS**

**£229,950**

01902 686868

**We Value Your Home**



A semi-detached property occupying a delightful position in a popular residential area local to a range of amenities including shops, schools and public transport services.

This three bedroom family home is offered for sale with no upward chain and interior viewing is recommended. The pleasant home benefits from central heating, double glazing, off road parking, garage (suitable for a small vehicle) and an enclosed rear garden.

The accommodation briefly comprises: entrance porch, reception hall, living room, kitchen, utility area (off garage), three bedrooms and a shower room.

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

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

**Entrance Porch** Having double glazed door.

**Reception Hall** Having under stairs cupboard and central heating radiator.

**Living Room** 23' 4" x 10' 9" (7.11m x 3.27m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, two central heating radiators, double glazed window and double glazed sliding door to the rear garden.

**Kitchen** 9' 11" x 7' 5" (3.02m x 2.26m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, central heating radiator, double glazed window and door leading out.

**Landing** Having double glazed window and loft hatch for access.

**Bedroom One** 13' 5" x 11' 2" (4.09m x 3.40m) Having central heating radiator and double glazed window.

**Bedroom Two** 10' 6" x 10' 3" (3.20m x 3.12m) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 1" x 6' 1" (2.16m x 1.85m) Having double glazed window.

**Shower Room** 7' 1" x 7' 0" (2.16m x 2.13m) Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard, chrome heated towel rail and double glazed window.

**Garage (suitable for a small vehicle)** 13' 6" x 8' 0" (4.11m x 2.44m) Having light and power points, utility area off, cold water tap, double glazed window and double glazed door to the rear garden.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area and neat lawn area.





**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: 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.

**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.

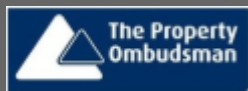




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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and the ground levels are approximate and no responsibility is taken for any variation or error contained therein. This plan is for guidance only and should not be used as such for any other purpose. The plan is to be used in conjunction with the verbal description of the property. Measurements are to the internal face of walls unless otherwise stated. © 2024 Skitts & Skitts Ltd.

**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: .....