



**Pruden Avenue, Lanesfield
Wolverhampton, WV4 6PT**

£150,000



A semi-detached bungalow occupying a delightful and quiet position in a popular residential area local to a range of amenities. This two bedroom home requires some modernisation works but offers great potential and is thought to be an investment opportunity.

The property is for sale with no upward chain and benefits from central heating, double glazing (where specified), living room, kitchen, bathroom, two double bedrooms and a private rear garden.

Council Tax Band B. Energy Rating E. Tenure FREEHOLD.

Approach By way of pathway past fore-garden.

Living Room 13' 7" x 11' 0" (4.14m x 3.35m) Having gas fire, central heating radiator and double glazed window.

Inner Hall Having storage cupboard.

Kitchen 10' 0" x 7' 9" (3.05m x 2.36m) Having stainless steel sink top with fitted base units and laminate work tops, fitted wall cupboards, wall mounted combination boiler, central heating radiator, double glazed window and door leading out.

Bedroom One 11' 0" x 9' 5" (3.35m x 2.87m) Having central heating radiator and double glazed window.

Bedroom Two 10' 9" x 8' 5" (3.27m x 2.56m) Having central heating radiator and double glazed window.

Bathroom 6' 9" x 4' 8" (2.06m x 1.42m) Having panelled bath, wash hand basin and low flush WC. Central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, numerous flowers and flowering shrubs. Garden shed and gated side access.





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: B
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.

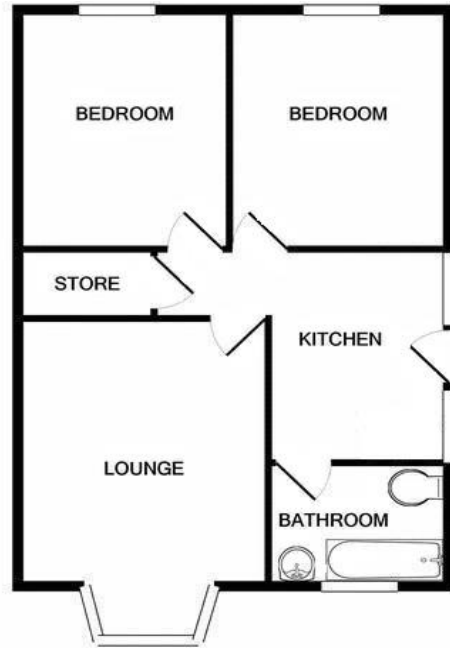


DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you 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.**



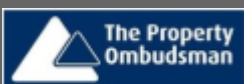
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



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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: