

SKITTS

ESTATE AGENTS



**Dovedale Road, Ettingshall Park
Wolverhampton, WV4 6RE**

£315,000

01902 686868

We Value Your Home



An impressive detached residence occupying a delightful corner position in an extremely popular residential area local to a range of amenities. This spacious three bedroom family home has been improved and is well maintained throughout to a particularly high standard.

This immaculate property is tastefully decorated and benefits from central heating, double glazing, off road parking plus garage, a private rear garden and neat gardens to the front and side.

The property offers potential for a side extension subject to the relevant planning permissions being accepted. Further noteworthy features to this well presented home include a contemporary kitchen fitted with a range of integrated appliances, a stylish first floor shower room, entrance porch, delightful reception hall, dining room and living room with patio door leading out.

INTERIOR VIEWING IS HIGHLY RECOMMENDED.

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

Approach By way of concrete driveway providing off road parking for numerous vehicles past lawn fore garden and side garden.

Entrance Porch Having double glazed sliding door.

Reception Hall Having under stairs cupboard and central heating radiator.

Living Room 11' 4" x 11' 2" (3.45m x 3.40m) Having coal effect electric fire with marble type surround, hearth and fire place, two wall light points, central heating radiator and double glazed sliding doors to the rear garden.

Dining Room 13' 0" x 11' 6" (3.96m x 3.50m) Having two wall light points, central heating radiator and double glazed bay window.

Kitchen 13' 4" x 7' 1" (4.06m x 2.16m) Having inset composite sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, plumbing for washing machine and range of fitted wall cupboards. Flush ceiling spot lights, central heating radiator, double glazed window and door leading out.

Landing Having loft hatch for access.

Bedroom One 13' 6" x 9' 4" (4.11m x 2.84m) Having range of built in wardrobes, central heating radiator and double glazed window.

Bedroom Two 11' 4" x 11' 1" (3.45m x 3.38m) Having fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 11' 8" x 9' 7" (3.55m x 2.92m) Having central heating radiator and double glazed window.



Shower Room 8' 5" x 6' 9" (2.56m x 2.06m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, chrome heated towel rail and double glazed window.

Garage 15' 6" x 7' 5" (4.72m x 2.26m) Having 'Up & Over' door, wall mounted Worcester combination boiler, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Side gravel area, 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: C

EPC RATING: C

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.**

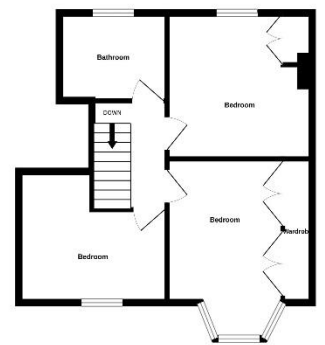
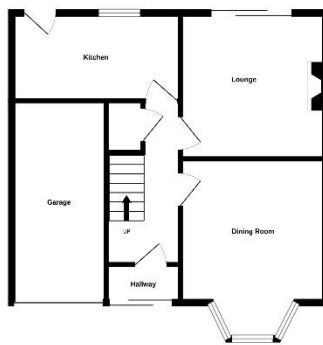
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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