

SKITTS

ESTATE AGENTS



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

£169,950

01902 686868

We Value Your Home

A particularly pleasant bungalow situated in a quiet and popular residential area local to a range of amenities and offered for sale with no upward chain.



This delightful two bedroom semi-detached home has been well maintained and benefits from central heating, double glazing, off road parking and a private rear garden with a range of flowering shrubs.

The accommodation briefly comprises: living room, spacious fitted kitchen, inner hall area, shower room and two bedrooms.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past lawn fore garden.

Living Room 14' 3" x 10' 9" (4.34m x 3.27m) Having coal effect gas fire with briquette surround, tiled hearth and fireplace, three wall light points, central heating radiator and double glazed bay window.

Kitchen 15' 2" x 7' 9" (4.62m x 2.36m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiling, central heating radiator, Karndean flooring, double glazed windows and door leading out.

Inner Hall Having loft hatch for access and Karndean flooring.

Bedroom One 11' 10" x 8' 4" (3.60m x 2.54m) Having central heating radiator and double glazed window.

Bedroom Two 11' 4" x 9' 4" (3.45m x 2.84m) Having central heating radiator and double glazed door to the rear garden.

Shower Room 6' 7" x 5' 0" (2.01m x 1.52m) Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and vinyl type flooring.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Side access via uPVC double glazed door.





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: 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.

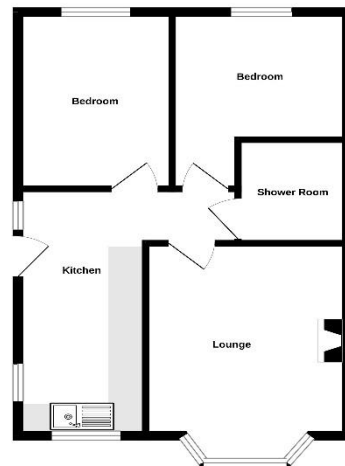
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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



Shown as an approximation. Not to scale. All numbers are approximate and should not be relied upon.

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