

# SKITTS

ESTATE AGENTS



**Mount Road, Lanesfield**  
**Wolverhampton, WV4 6LY**

**£199,950**

01902 686868

**We Value Your Home**



A well maintained semi-detached property situated in a popular residential area local to a range of amenities. This delightful three bedroom family home is offered for sale with no upward chain and interior viewing is recommended.

The property benefits from central heating, double glazing, off road parking and a delightful rear garden. Further features include: a spacious living room with feature fire-place and French doors out, a fitted kitchen with utility area off, a first floor wet room with separate WC and three good size bedrooms.

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

**Approach** By way of block paved driveway providing off road parking and steps to the accommodation.

**Entrance Porch** Having composite front door.

**Reception Hall** Having uPVC front door, central heating radiator and laminate flooring.

**Living Room** 23' 7" x 13' 3" (7.18m x 4.04m) Having coal effect gas fire with feature surround, hearth and fireplace, two wall light points, two central heating radiators, double glazed bow window and double glazed french doors to the rear garden.

**Kitchen** 11' 7" x 6' 7" (3.53m x 2.01m) 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. Range of fitted wall cupboards, pantry, ceramic wall and floor tiling. Central heating radiator, double glazed window and door leading out.

**Lobby** Having ceramic floor tiling, double glazed window and door leading out.

**Utility** 7' 9" x 7' 5" (2.36m x 2.26m) Having work top, fitted wall cupboards, wall mounted combination boiler and double glazed window.

**Landing** Having loft hatch for access, airing cupboard, double glazed window and WC off: Having low flush WC, central heating radiator and double glazed window.

**Bedroom One** 13' 9" x 10' 0" (4.19m x 3.05m) Having central heating radiator and double glazed window.

**Bedroom Two** 13' 9" x 9' 6" (4.19m x 2.89m) Having central heating radiator, storage heater and double glazed window.

**Bedroom Three** 9' 0" x 8' 7" (2.74m x 2.61m) Having central heating radiator and double glazed window.

**Wet Room** 6' 6" x 5' 11" (1.98m x 1.80m) Having shower fitting, wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, neat lawn area, gated side access, flowers and flowering shrubs.





**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: 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.

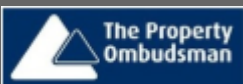




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GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, walls, floors and any other details are approximate and are not intended to be taken for any other purpose or use. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, usefulness and applicability thereof shall not be tested and no guarantee as to their suitability or efficiency can be given.  
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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: .....