

SKITTS

ESTATE AGENTS



Waverley Crescent, Lanesfield
Wolverhampton, WV4 6PS

£275,000

01902 686868

We Value Your Home



A delightful semi-detached property occupying a pleasant position in a popular residential area local to a range of amenities. This extremely well presented family home with three bedrooms is tastefully decorated and has been improved in recent years with interior viewing recommended.

This impressive residence has been maintained throughout to a high standard and benefits from central heating, double glazing, off road parking plus garage and a delightful garden to the rear.

Further noteworthy features include a spacious lounge diner with conservatory off, a fitted kitchen with integrated appliances and useful utility off, a stylish first floor shower room and fitted wardrobes in two of the three bedrooms.

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

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

Entrance Porch Having double glazed sliding door.

Reception Hall Having under stairs cupboard and central heating radiator.

Lounge/Diner 23' 3" x 10' 9" (7.08m x 3.27m) Having coal effect gas fire with marble type surround, hearth and fireplace, three wall light points, two central heating radiators, double glazed window and double glazed sliding door to the rear garden.

Kitchen 9' 4" x 7' 6" (2.84m x 2.28m) 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 and dishwasher, range of fitted wall cupboards, ceramic wall tiles, double glazed window and door leading out.

Utility 8' 2" x 7' 1" (2.49m x 2.16m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, plumbing for washing machine, central heating radiator, double glazed window and double glazed door to the rear garden.

Conservatory 9' 2" x 8' 7" (2.79m x 2.61m) Having ceiling light/fan, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Landing Having loft hatch for access by way of retractable ladder and double glazed window.

Bedroom One 13' 3" x 11' 0" (4.04m x 3.35m) (Max) Having fitted wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Two 10' 1" x 10' 1" (3.07m x 3.07m) Having range of fitted wardrobes with sliding doors, central heating radiator and double glazed window.



Bedroom Three 9' 4" x 6' 3" (2.84m x 1.90m) Having central heating radiator and double glazed window.

Shower Room 7' 3" x 7' 2" (2.21m x 2.18m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Flush ceiling spot lights, airing cupboard housing combination boiler, chrome heated towel rail and double glazed window.

Garage 15' 8" x 7' 5" (4.77m x 2.26m) Having fitted work tops, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, garden shed, numerous 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: 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.

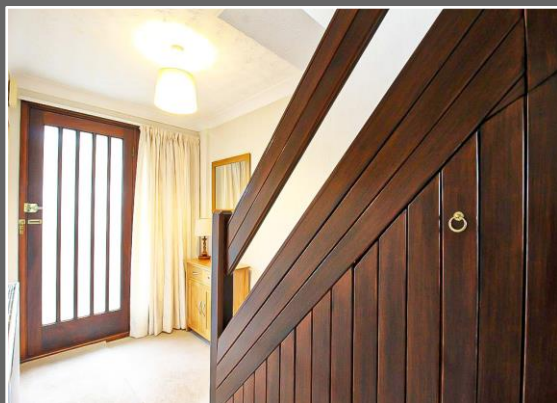
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.





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