



Pruden Avenue, Lanesfield
Wolverhampton, WV4 6PT

£220,000



A particularly impressive bungalow extended and improved throughout to a high standard, situated in a quiet and popular residential area local to a range of amenities.

This stunning one bedroom semi-detached home is extremely well presented and benefits from numerous noteworthy features including a stylish and spacious dining kitchen fitted with integrated appliances, a modern shower room, useful utility/entrance area, delightful living room and an outstanding bedroom fitted with wardrobes, drawers, walk-in wardrobe and a dressing area.

There is off road parking to the front for numerous vehicles and a neat laid out rear garden with good size patio area, lawn area and an impressive garden shed fitted with lighting, power points and an alarm system. The property is centrally heated and double glazed. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

Approach By way of tarmac driveway providing off road parking for numerous vehicles.

Side Entrance Hall Having uPVC front door, cold water tap and uPVC door to the rear garden.

Living Room 14' 4" x 10' 10" (4.37m x 3.30m) Having wall mounted pebble effect electric fire, central heating radiator, laminate flooring and double glazed bay window.

Inner Hall Having loft hatch for access by way of retractable ladder, central heating radiator and laminate flooring.

Dining Kitchen 19' 7" x 8' 3" (5.96m x 2.51m) Having inset composite sink top with fitted base units and decorative work tops, built in oven with four ring induction hob and cooker hood, integrated microwave and range of fitted wall cupboards. Feature ceiling lantern, flush ceiling spot lights, central heating radiator, laminate flooring and double glazed bi-folding doors to the rear garden.

Utility/Entrance Area 9' 10" x 7' 2" (2.99m x 2.18m) Having fitted work tops, plumbing for washing machine, flush ceiling spot lights, laminate flooring, double glazed window and double glazed door leading out.

Bedroom 19' 10" x 9' 5" (6.04m x 2.87m) Having range of quality fitted wardrobes with sliding doors and drawers, central heating radiator, laminate flooring and double glazed window. Walk-in wardrobe with dressing area.

Shower Room 6' 9" x 4' 8" (2.06m x 1.42m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, heated towel rail and double glazed window.





Rear Garden Enclosed and private from neighbouring properties, paved patio areas, neat lawn area, numerous flowers and flowering shrubs. Timber garden shed (alarmed) with lighting and power points.

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: D

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.

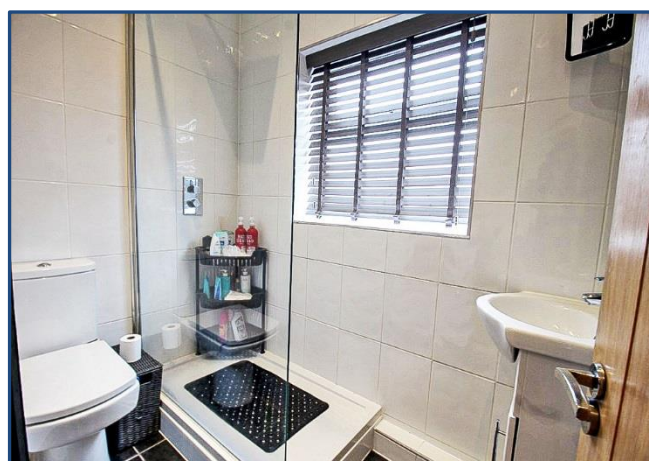
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

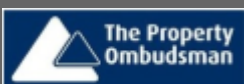




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GROUND FLOOR



We warrant every detail has been made to ensure the accuracy of the foregoing information, representations, and details, and we warrant that any and all the foregoing information and details are true and correct to the best of our knowledge and belief. The information, representations and details have been prepared and are provided as a guide only and are not intended to constitute any part of the contract. The information, representations and details are provided as a guide only and are not intended to constitute any part of the contract. The information, representations and details are provided as a guide only and are not intended to constitute any part of the contract.

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: