



**Parkfield Road, Parkfields  
Wolverhampton, WV4 6ER**

**£270,000**



A particularly impressive property offering excellent and spacious family accommodation that must be seen to be appreciated. This well presented mid-terraced has been improved in recent years to provide stylish and modern living, including a stunning fitted kitchen with generous family/dining area off with French doors leading out.

The property is tastefully decorated and further noteworthy features include: living room plus sitting area, a useful downstairs WC, luxury first floor shower room, fitted wardrobes in all three good size bedrooms and ample off road parking to the front. To the rear is a low maintenance garden with patio area and artificial lawn area.

The property is centrally heated, double glazed and for sale with no upward chain. A range of amenities including shops, schools and public transport services are all close to hand. Wolverhampton City centre is approximately 1 mile away and Bilston centre 2 miles away. Birmingham New Road/A4123 is close by which provides access into Dudley and Birmingham centres.

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

**Approach** By way of concrete imprint driveway providing off road parking for numerous vehicles.

**Reception Hall** Composite front door, ceramic floor tiling, flush ceiling spot lights, two central heating radiators and two double glazed windows.

**Living Room** 15' 1" x 11' 0" (4.59m x 3.35m) Central heating radiator and two double glazed windows.

**Sitting Room** 11' 7" x 10' 6" (3.53m x 3.20m) Wall mounted electric fire, laminate flooring, central heating radiator and double glazed window.

**Kitchen Area** 15' 0" x 10' 8" (4.57m x 3.25m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with five ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic floor tiling, flush ceiling spot lights, central heating radiator and double glazed window. WC off.

**Downstairs WC** Low flush WC, wash hand basin built-into vanity unit and ceramic floor tiling.

**Family/Dining Area** 18' 5" x 9' 5" (5.61m x 2.87m) Ceramic floor tiling, flush ceiling spot lights, central heating radiator, two Velux windows, double glazed windows and French doors out to the rear garden.

**First Floor Landing** Loft hatch for access to partially boarded loft area.

**Bedroom One** 16' 4" x 10' 7" (4.97m x 3.22m) Fitted wardrobes, storage cupboard, central heating radiator and two double glazed windows.







**Bedroom Two** 13' 1" x 11' 1" (3.98m x 3.38m) Range of quality built-in wardrobes and desk, central heating radiator and double glazed window.

**Bedroom Three** 9' 7" x 8' 0" (2.92m x 2.44m) Fitted wardrobes, central heating radiator and double glazed window.

**Luxury Shower Room** 12' 4" x 5' 0" (3.76m x 1.52m) 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, flush ceiling spot lights, storage cupboards, cupboard housing combination boiler, Chrome heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area and garden shed.

**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: 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.

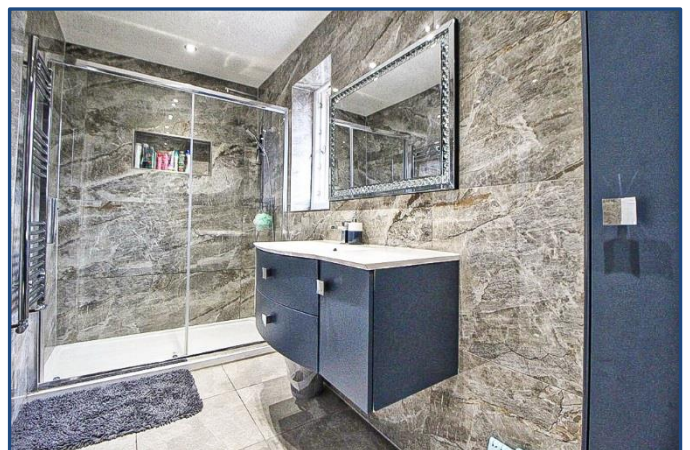
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.







TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing comparative area measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....