



Farrington Road, Ettingshall Park
Wolverhampton, WV4 6QL

£275,000



An impressive semi-detached property with no upward chain situated in an extremely popular residential area local to a range of amenities. This well presented home with three good size bedrooms offers excellent family accommodation and must be seen to be appreciated.

Noteworthy features to this delightful home include: a spacious lounge diner with feature fire-place, fitted kitchen with reception room off ideal as an office space, playroom or fourth bedroom, a stylish downstairs shower room plus first floor family shower room and an extensive rear garden. The property is centrally heated, double glazed and there is off road parking to the front.

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

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

Reception Hall Having uPVC front door, under stairs cupboard, central heating radiator and laminate flooring.

Lounge/Diner 25' 9" x 11' 5" (7.84m x 3.48m) Having coal effect electric fire with feature fireplace, two central heating radiators, laminate flooring and double glazed window.

Reception Room (previously garage) 15' 5" x 7' 7" (4.70m x 2.31m) (Max) Having central heating radiator, laminate flooring and double glazed window.

Shower Room off 6' 8" x 4' 4" (2.03m x 1.32m) Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail, extractor fan and flush ceiling spot lights.

Kitchen 13' 8" x 7' 8" (4.16m x 2.34m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiling, central heating radiator, double glazed window and door leading out.

Landing Having loft hatch for access.

Bedroom One 14' 2" x 11' 10" (4.31m x 3.60m) Having central heating radiator and double glazed window.

Bedroom Two 11' 6" x 11' 2" (3.50m x 3.40m) Having central heating radiator and double glazed window.

Bedroom Three ('L Shaped) 14' 9" x 12' 4" (4.49m x 3.76m) (Max) Having central heating radiator, laminate flooring and double glazed window.

Shower Room 7' 11" x 7' 4" (2.41m x 2.23m) 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, storage cupboard housing combination boiler, central heating radiator and double glazed window.





Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

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.

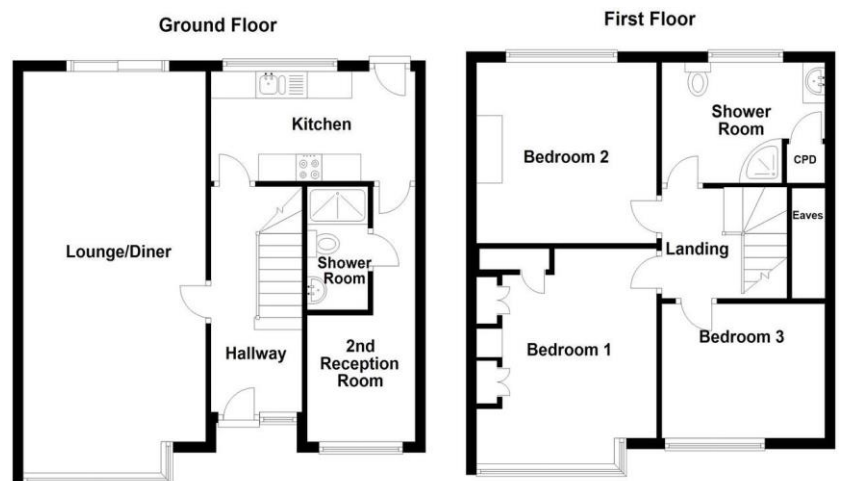
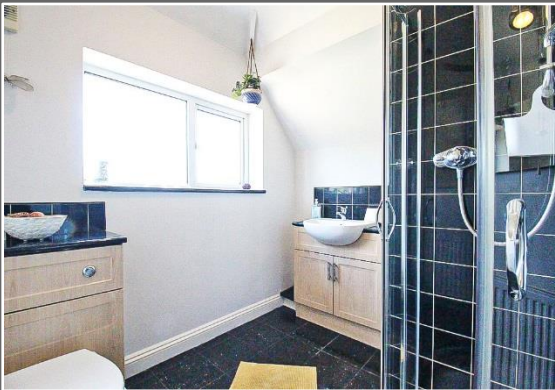
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

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SIGNED :

DATE: