



**Charles Hayward Drive,
Wolverhampton, WV4 6GB**

£450,000



A stunning family residence offering outstanding and substantial accommodation extremely well presented throughout that must be seen to be appreciated.

This stylish detached home has been maintained to a particularly high standard and benefits from a range of noteworthy features including: an impressive master bedroom with double vaulted ceiling, a range of fitted wardrobes and ensuite shower room off, a stylish fitted kitchen with French doors leading out, two reception rooms, four bedrooms and family bathroom.

There is a delightful rear garden ideal for children, off road parking and garage which can be accessed from inside the property. The property is centrally heating and double glazed.

Situated in a quiet and popular location, a range of amenities including shops, schools and public transport services are close to hand, plus Sedgley Town centre is approximately 1 mile away. The property is protected by a passive infra-red burglar alarm system.

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

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

Reception Hall Having composite front door, under stairs storage cupboard and central heating radiator.

Cloakroom Having low flush WC and wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 17' 6" x 12' 9" (5.33m x 3.88m) Having pebble effect gas fire with marble type surround, hearth and fireplace, two central heating radiators and double glazed bay window.

Dining Room 15' 4" x 9' 2" (4.67m x 2.79m) Having central heating radiator and double glazed french doors to the rear garden.

Dining Kitchen 13' 7" x 11' 6" (4.14m x 3.50m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall tiles, flush ceiling spot lights, central heating radiator and double glazed french doors leading out.

Utility 8' 9" x 5' 3" (2.66m x 1.60m) Having inset stainless steel sink top with fitted base unit and decorative laminate work top, wall cupboards, plumbing for washing machine, ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Landing Having airing cupboard, loft hatch for access, central heating radiator and double glazed window.

Bedroom One 18' 11" x 13' 0" (5.76m x 3.96m) Having range of quality built in wardrobes, two central heating radiators and two double glazed windows.





En-suite Having shower cubicle with shower fitting, low flush WC and pedestal wash hand basin, ceramic wall tiling, extractor fan, flush ceiling spotlights, central heating radiator and double glazed window.

Bedroom Two 11' 9" x 11' 9" (3.58m x 3.58m) Having central heating radiator and double glazed window.

Bedroom Three 11' 9" x 9' 5" (3.58m x 2.87m) Having central heating radiator and double glazed window.

Bedroom Four 10' 1" x 9' 4" (3.07m x 2.84m) Having central heating radiator and double glazed window.

Bathroom 7' 7" x 6' 4" (2.31m x 1.93m) Having 'White' suite comprising: panelled bath, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

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

Garage 17' 6" x 9' 1" (5.33m x 2.77m) Having 'Up & Over' door, light and power points.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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: E
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.

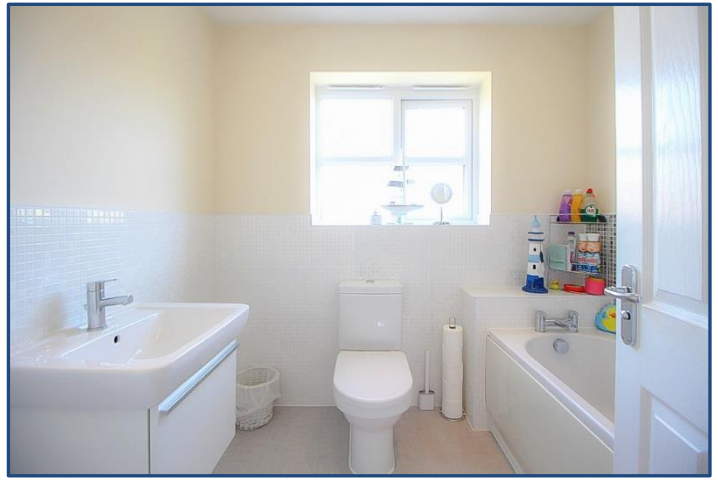
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Ground Floor

First Floor

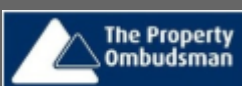
This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

Total approx floor area: 1610 m² (17328 ft²)
Ground Floor: 83.5 m² (898.6 ft²)
First Floor: 77.5 m² (834.2 ft²)

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SIGNED :

DATE: