



**Tynedale Crescent, Ettingshall Park**  
**Wolverhampton, WV4 6RH**

**£265,000**



A well presented semi-detached family home providing well maintained accommodation, situated in a much sought after location and offered for sale with no upward chain.

This three bedroom property briefly comprises: porch, entrance hall, living room, dining room, conservatory, fitted kitchen, ground floor W.C, three bedrooms, shower room, integral garage, tiered rear garden and off road parking.

**Energy Rating - D Council Tax Band - C Tenure - FREEHOLD**

**Approach** By way of block paved driveway providing off road parking past lawn fore garden.

#### **Entrance Porch**

**Entrance Hall** Having central heating radiator, double glazed window and stairs off.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, flush ceiling spot lights, ceramic wall and floor tiling. Extractor fan and chrome heated towel rail.

**Living Room** 11' 10" x 11' 4" (3.60m x 3.45m) Having coal effect gas fire with marble type surround, central heating radiator and double glazed sliding doors to the conservatory.

**Dining Room** 13' 11" x 11' 4" (4.24m x 3.45m) Having central heating radiator and double glazed window.

**Conservatory** 10' 8" x 7' 7" (3.25m x 2.31m) Having ceramic floor tiling, double glazed windows and double glazed doors leading out to rear garden.

**Kitchen** 13' 6" x 7' 0" (4.11m x 2.13m) Having inset composite type sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and fitted wall cupboards. Ceramic wall tiling, extractor fan, central heating radiator, double glazed window and double glazed door to the rear garden.

**Landing** Having loft hatch for access.

**Bedroom One** 13' 6" x 11' 5" (4.11m x 3.48m) (Maximum into wardrobes) Having fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 11' 5" x 10' 10" (3.48m x 3.30m) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 10" x 7' 9" (2.39m x 2.36m) Having central heating radiator and double glazed window.

**Shower Room** 8' 0" x 7' 2" (2.44m x 2.18m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, central heating radiator and double glazed window.





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

**Garage** 15' 8" x 7' 5" (4.77m x 2.26m) Having 'Up & Over' door, light, power points and wall mounted boiler.

**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: C**  
**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.**

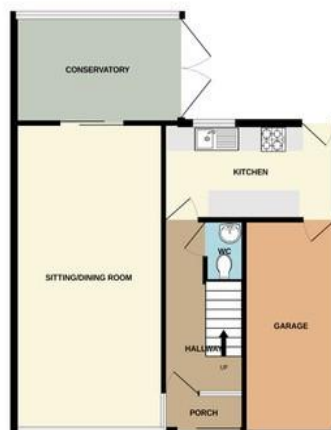
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

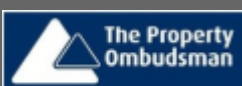


TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing (coloured) floor measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
 Made with Metreplan C3002

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....