



Farrington Road, Ettingshall Park
Wolverhampton, WV4 6QJ

£350,000



A substantial detached family home situated in an extremely popular residential area local to amenities including shops, schools and public transport services. This impressive residence with three bedrooms offers great potential and benefits from central heating, double glazing, ample off road parking plus garage and a delightful rear garden with pleasant far reaching views.

Further noteworthy features include: entrance porch, spacious reception hall, two reception rooms, fitted kitchen, downstairs WC, three bedrooms all with fitted wardrobes and bathroom with separate corner bath and walk-in shower cubicle. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

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

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

Entrance Porch Having double glazed door and window.

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

Downstairs WC Having low flush WC, wash hand basin built into vanity unit and ceramic wall tiling.

Living Room 14' 1" x 12' 4" (4.29m x 3.76m) Having coal effect electric fire with feature fireplace, two wall light points, central heating radiator and double glazed bow window.

Dining Room 13' 2" x 12' 0" (4.01m x 3.65m) Having central heating radiator and double glazed window.

Kitchen 10' 4" x 10' 1" (3.15m x 3.07m) Having sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated refrigerator and dishwasher, range of fitted wall cupboards and ceramic wall tiling. Central heating radiator, double glazed window and door leading out.

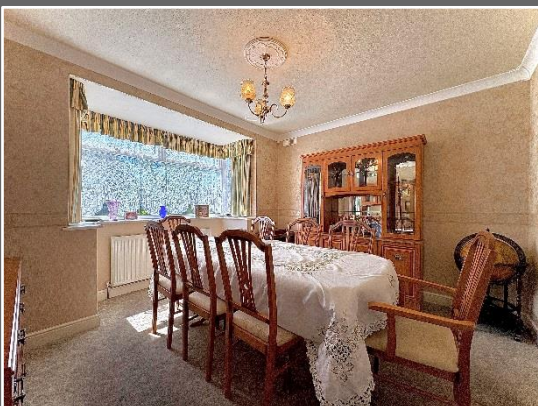
Lobby Having storage cupboard housing combination boiler.

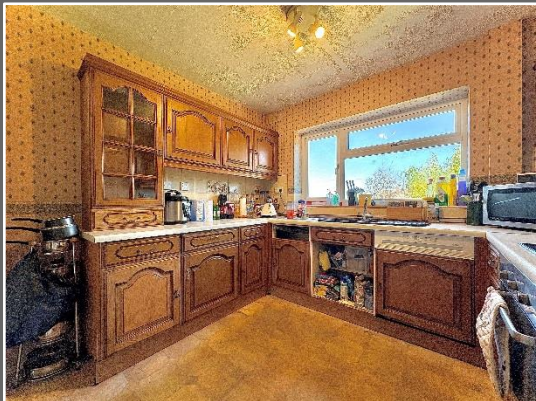
Landing Having double glazed window and loft hatch for access by way of retractable ladder.

Bedroom One 13' 2" x 12' 3" (4.01m x 3.73m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Two 12' 7" x 11' 3" (3.83m x 3.43m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Three 9' 10" x 9' 9" (2.99m x 2.97m) Having fitted wardrobes, central heating radiator and double glazed window.





Bathroom 9' 9" x 7' 9" (2.97m x 2.36m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Garage 16' 5" x 8' 0" (5.00m x 2.44m) Having door to front, plumbing for washing machine, light and power points.

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

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: D
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.

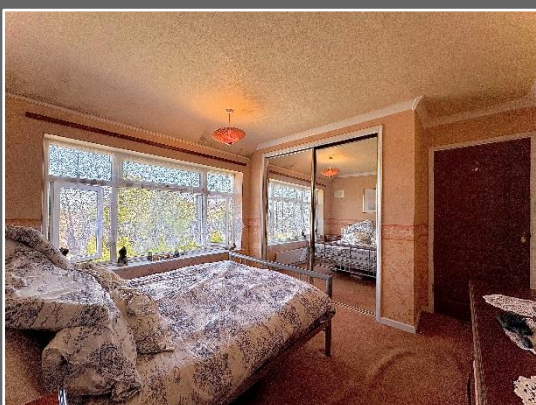
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

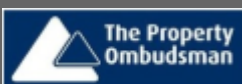




15 Dudley Street
Sedgley
DY3 1SA

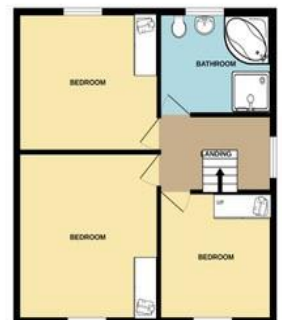
01902 686868

sedgley@skitts.net



GROUND FLOOR
752 sq ft. (69.9 sq.m.) approx.

1ST FLOOR
543 sq ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq ft. (120.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Markwell Mortgage (2020)

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: