



**Tangmere Road,
Wolverhampton, WV2 2PF**

£215,000



A stylish and modern semi-detached family home, well maintained throughout and arranged over three floors. Offered for sale with no upward chain! The property briefly comprises: entrance hall, lounge, kitchen and ground floor W.C. To the first floor there are two double bedrooms and bathroom. The second floor includes master bedroom and en-suite shower room. To the front there is off road parking and a low maintenance garden to the rear. This residence is located in a convenient and popular location close to a range of amenities including shops, schools and public transport services. Energy Rating - B Council Tax Band - C Tenure - FREEHOLD

Approach By way of tarmacadam driveway providing off road parking.

Entrance Hall Having central heating radiator and laminate flooring.

Lounge 14' 7" x 11' 9" (4.44m x 3.58m) Having central heating radiator, double glazed window, under stairs storage cupboard and laminate flooring.

Inner Hall Having stairs off and laminate flooring.

W.C. Off Having low flush W.C, pedestal wash hand basin, central heating radiator, extractor fan and laminate flooring.

Kitchen 11' 9" x 7' 9" (3.58m x 2.36m) 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, plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, laminate flooring, central heating radiator, double glazed window and double glazed French doors to rear garden.

First Floor Landing Having central heating radiator and stairs to second floor.

Bedroom Two 11' 9" x 10' 4"max (3.58m x 3.15m max) Having central heating radiator and two double glazed windows.

Bedroom Three 11' 9" x 8' 10"max (3.58m x 2.69m max) Having central heating radiator and double glazed window.

Bathroom 7' 11" x 5' 7" (2.41m x 1.70m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush W.C. Part ceramic wall tiling, extractor fan, central heating radiator and double glazed window.

Second Floor Landing Having storage cupboard.

Bedroom One 16' 5" x 8' 4" (5.00m x 2.54m) Having central heating radiator and double glazed window.

En-Suite Shower Room 11' 1" x 6' 0" (3.38m x 1.83m) Having shower cubicle with shower fitting, pedestal wash hand basin, low flush W.C, part ceramic wall tiling, extractor fan, central heating radiator and double glazed 'Velux' window.

Rear Garden Enclosed from neighbouring properties, paved patio area, gated side access, artificial turf area and decking area.



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: B

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.

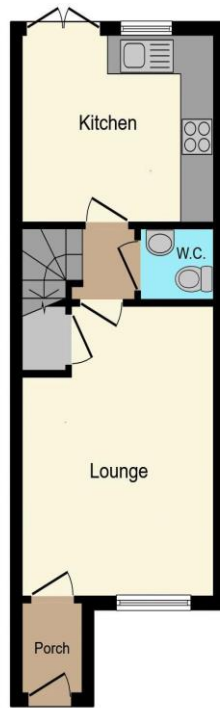
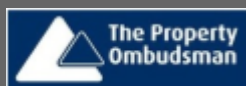




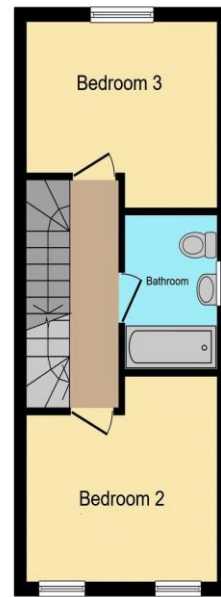
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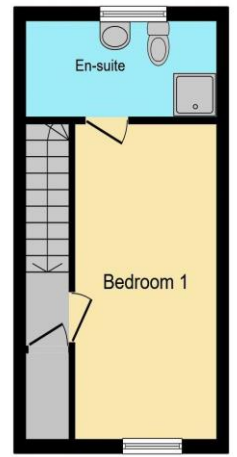
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Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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