

SKITTS

ESTATE AGENTS



72, George Street, Ettingshall
Wolverhampton, WV2 2LZ

£150,000

01902 353 578

We Value Your Home



A well maintained semi-detached property with secure gated off road parking to the rear. This well maintained two bedroom home is situated in a popular residential area local to a range of amenities including shops, schools and public transport services. This delightful property is thought to be an ideal first time buy and noteworthy features include a living room plus dining area, a fitted kitchen, a stylish shower room, central heating, double glazing and a good size rear garden. Council Tax Band A. Energy Rating E. Tenure FREEHOLD.

Entrance Porch

Entrance Hall Having central heating radiator.

Living Room 13' 7" x 12' 6" (4.14m x 3.81m) Having pebble effect electric fire with surround, hearth and fire-place, central heating radiator and double glazed window.

Dining Area 9' 1" x 7' 6" (2.77m x 2.28m) Having central heating radiator, single glazed window, laminate flooring and storage cupboard.

Kitchen 9' 0" x 8' 3" (2.74m x 2.51m) Having inset stainless sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiling, central heating radiator and single glazed window.

Side Porch 11' 8" x 4' 7" (3.55m x 1.40m) Having double glazed doors and ceramic floor tiling.

Landing Having double glazed window, loft hatch for access by way of retractable ladder to partially boarded loft area.

Bedroom One 11' 8" x 10' 9" (3.55m x 3.27m) Having central heating radiator, double glazed window, cupboard housing combination boiler and built-in wardrobes with mirror fronted sliding doors.

Bedroom Two 10' 9" x 8' 3" (3.27m x 2.51m) Having central heating radiator and double glazed window.

Shower Room 7' 5" x 7' 4" (2.26m x 2.23m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush W.C. Ceramic wall and floor tiling, flush ceiling spot lights, heated towel rail, double glazed window and wall cupboards.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, fish pond, numerous flowers and flowering shrubs, timber decking area, garden shed and gated rear access for parking.





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: A

EPC Rating: E

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 contact 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.**



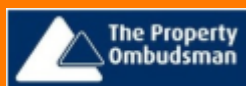
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



47 Church Street
Bilston
WV14 0AX

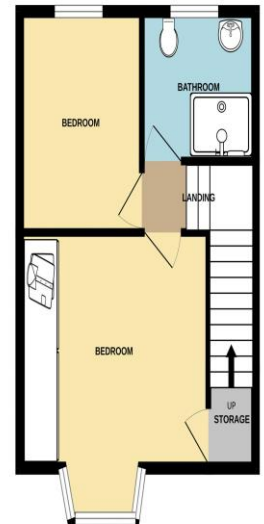
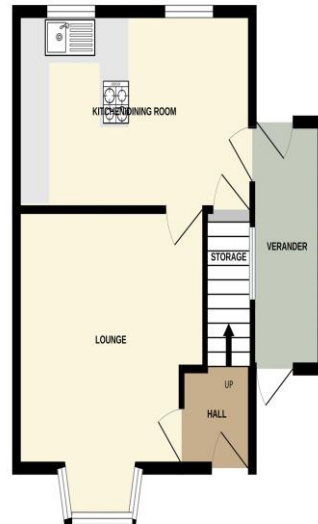
01902 353 578

bilston@skitts.net



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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