

**47 Cranbourne Avenue
Ettingshall Park
Wolverhampton
West Midlands
WV4 6RJ**

Taylors



An impressive family home which has been well maintained by current owners, occupying a generous plot upon the highly desirable Ettingshall Park estate of Wolverhampton. Being EXTENDED to rear ground floor, this good-sized traditional semi detached property with gas central heating & double glazing comprises entrance porch, hallway, guest W/C, through lounge-diner, breakfast-kitchen. First floor landing, THREE BEDROOMS, family bathroom. Spacious private rear garden with ample driveway & garden to fore. SEDGLEY

EPC - D

Council Tax Band - C

Tenure - Freehold

Asking Price £

www.taylors-estateagents.co.uk

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Entrance porch

Hallway

Guest WC 4'0" 10 by 3'0"

Extended through lounge diner 29'5" max by 12'1" max

Extended dining kitchen 13'6" by 12'1" with various integrated appliances

Garage 17'1" by 8'0" max

FIRST FLOOR

First floor landing

Bedroom 9'10" to built in Sharp fitted wardrobes with integrated vanity units 9'10" by 13'9" to bay window

Bedroom 9'10" to built in Sharp fitted wardrobes with integrated vanity units by 11'8"

Bedroom 8'12 by 8'1"

Attractive bathroom 8'0" by 7'5"

OUTSIDE

Enclosed private rear garden

Driveway and garden to fore

GENERAL INFORMATION

TENURE: The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

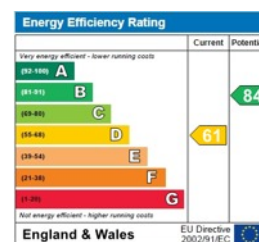
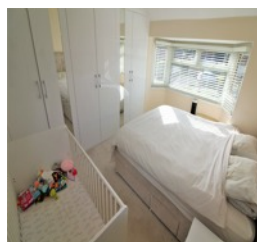
SERVICES: We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. Vendors are prepared to negotiate separately for majority of furniture. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING: By arrangement through SEDGLEY OFFICE (01902) 880888

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

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