

## 21, Chase View, Ettingshall Park, Wolverhampton, West Midlands, WV4 6QN

Offers In Region Of £299,000

3 1 1

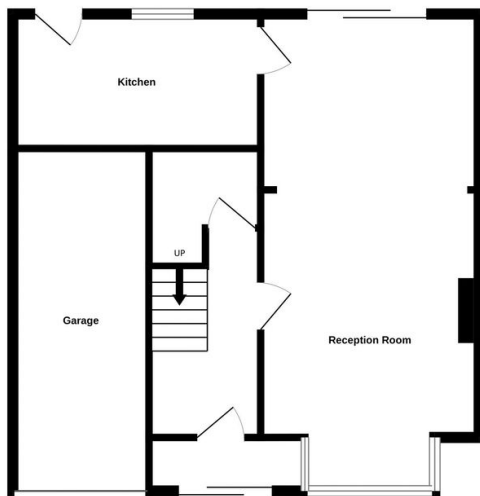


**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

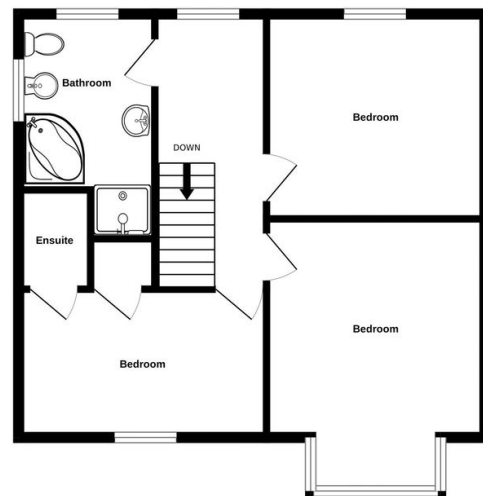


- DETACHED FAMILY HOME
- POPULAR CUL-DE-SAC LOCATION
- THREE DOUBLE BEDROOMS
- NO UPWARD CHAIN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GOOD-SIZED REAR GARDEN
- AMPLE DRIVEWAY TO FRONT
- 25FT LOUNGE
- EPC-C
- Council Tax Band-D

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

## A Superb Detached Home in a Peaceful Cul-de-sac

Tucked away in the highly sought-after Ettingshall Park area, this spacious detached property offers a fantastic opportunity for comfortable family living, with easy access to Wolverhampton City Centre, excellent schools, and local amenities.

**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Well-presented and benefiting from no upward chain, this charming home boasts: Three generously sized bedrooms, including a principal bedroom with ensuite W/C. A spacious family bathroom providing convenience for all. A generous through lounge-diner, perfect for relaxing and entertaining. A fitted kitchen with integrated appliances. A large private rear garden, ideal for outdoor enjoyment. A garage with driveway, offering ample parking. Gas central heating and UPVC double glazing for year-round comfort

This inviting property is brimming with potential and ready for its next owners to make it their own, and briefly comprising :-

Entrance Porch

Reception Hallway with Stairs Cloaks Cupboard

Through Lounge

11' 4" x 25' 2" (3.45m x 7.66m)

Kitchen

13' 7" x 7' 0" (4.14m x 2.13m)

Spacious Landing

Bedroom One

11' 10" x 14' 0" (3.60m x 4.26m)

Bedroom Two

11' 0" x 11' 9" (3.35m x 3.58m)

Bedroom Three

13' 4" x 7' 8" (4.06m x 2.34m)

With built in storage.

Ensuite WC

Family Bathroom

12' 2" x 7' 4" (3.71m x 2.23m)

Garage

17' 6" x 7' 5" (5.33m x 2.26m)



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.