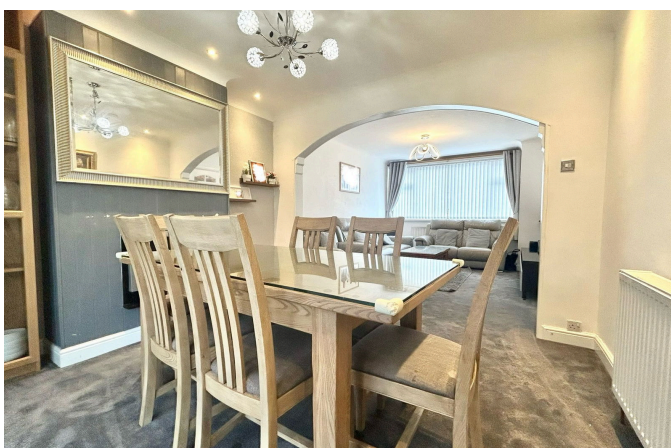
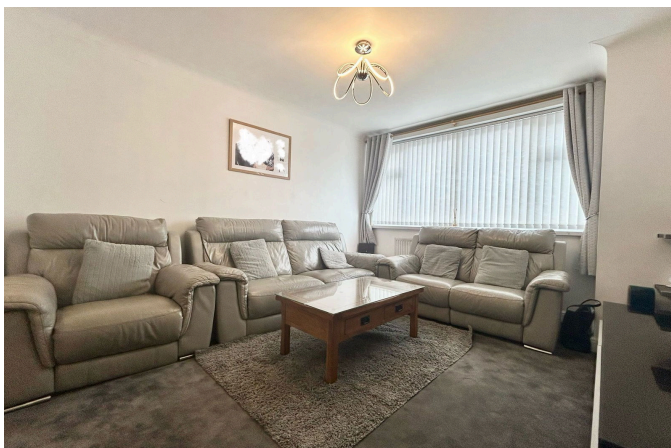


163, Dovedale Road, Ettingshall Park, Wolverhampton, West Midlands, WV4 6RE

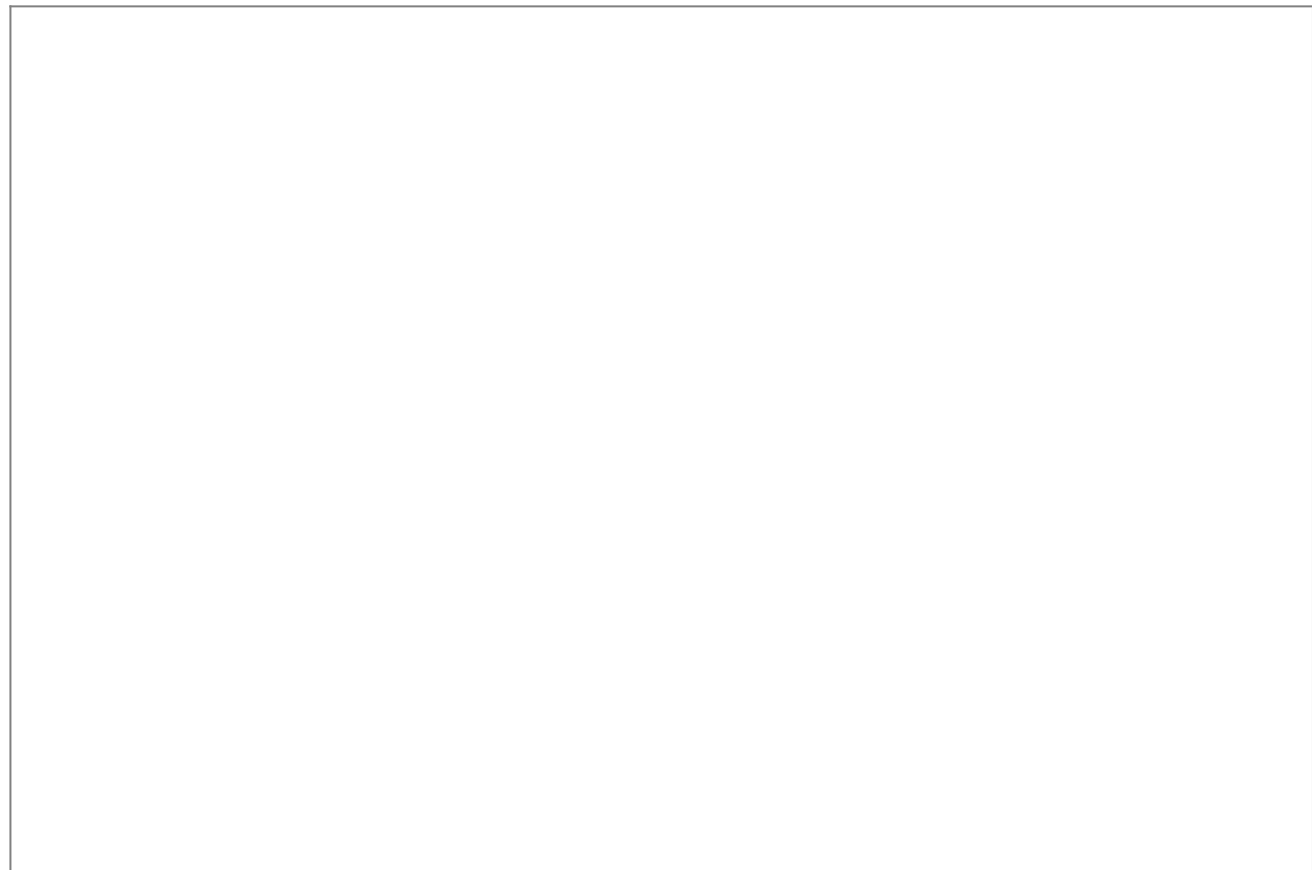
Offers Over £300,000

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.

- ETTINGSHALL PARK
- SEMI DETACHED HOUSE
- SPACIOUS LOUNGE THROUGH TO DINING AREA
- STYLISH FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- WELL ESTABLISHED REAR GARDEN
- DRIVEWAY TO FORE
- EPC - TBA
- COUNCIL TAX - C



Located in the ever-popular ETTINGSHALL PARK, this deceptively spacious traditional SEMI DETACHED HOUSE is perfect for families. With excellent access to schools, shops, and local amenities, the property offers a warm, practical layout. Features include a welcoming porch, hallway, THROUGH LOUNGE TO DINING AREA, stylish kitchen, utility room, guest WC, and a versatile storage room (currently used as a sitting area). Upstairs offers THREE BEDROOMS and

a modern family bathroom. Outside boasts a WELL ESTABLISHED REAR GARDEN and driveway parking to the front. Gas central heating and double glazing throughout.

Accommodation briefly comprises :-

Porch

Hallway

Through Living Room:

Lounge Area - 3.48m x 3.99m (11'5" x 13'1")

Dining Area - 3.48m x 3.3m (11'5" x 10'10")

Guest WC - 1.5m x 0.76m (4'11" x 2'6")

Kitchen (L Shape): 4.06m x 2.13m (13'4" x 7'0") & 2.18m x 3.66m (7'2" x 12'0") with various integrated appliances.

Utility Room - 2.26m x 1.24m (7'5" x 4'1")

Storage Area - 2.49m x 2.16m (8'2" x 7'1") (currently used as sitting room).

First Floor Landing

Bedroom - 3.48m x 3.33m (11'5" x 10'11") with fitted wardrobes.

Bedroom - 3.48m x 3.33m (11'5" x 10'11") with fitted wardrobes.

Bedroom - 2.87m x 2.36m (9'5" x 7'9") with storage cupboard.

Bathroom - 2.97m x 2.16m (9'9" x 7'1")

Outside

Well Established Rear Garden

Driveway To Fore