



**Broad Lane South,**  
Wolverhampton, WV11 3RY

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**EXCEPTIONAL THREE BEDROOM EXTENDED DETACHED BUNGALOW, TURNKEY CONDITION, PRIME WV11 LOCATION BROAD LANE SOUTH, WOLVERHAMPTON/WILLENHALL BORDER**

This superbly appointed, comprehensively improved and extended three bedroom detached bungalow occupies one of the most sought-after addresses in the WV11 area. Beautifully modernised throughout and presented in true turnkey, move-in condition, the property enjoys a south-east facing rear garden with attractive views over open local countryside. Perfectly positioned for convenience, the location offers excellent access to Wolverhampton town centre (approx. 3 miles), Junction 10 of the M6 motorway (approx. 3.5 miles), and the nearby amenities of Willenhall (approx. 1 mile). Local schooling for all ages is also close at hand. The accommodation begins with a welcoming reception/inner hallway, leading to an impressive 18ft extended lounge with French doors opening directly onto the rear garden. The heart of the home is the exquisite 21ft kitchen family room, superbly fitted and featuring integrated refrigerator and dishwasher. There are three bedrooms, with the master bedroom boasting an en-suite shower room with vanity wash basin, WC, shower enclosure and stylish matt black fittings. In addition, there is a study/occasional bedroom/cot room, providing valuable flexibility. The main bathroom is beautifully appointed with a P-shaped bath and Triton electric shower. Further features include a utility room with plumbing for a washing machine and wall-mounted gas combination boiler. The hallway and kitchen benefit from hot water underfloor heating. The property benefits from additional comfort with gas radiator

central heating and UPVC double glazed windows. Outside, the generous rear garden is well established, mainly lawned, and includes a porcelain paved patio and timber garden store. To the front, a block paved driveway provides off-road parking for several vehicles. A truly outstanding bungalow in immaculate condition, offering modern living in a prized location. Internal viewing is essential to appreciate the quality on offer.

### Reception/Inner Hallway

**Extended Lounge:** 18' 1" x 11' 2" (5.51m x 3.40m)

**Kitchen/Family Room:** 20' 0" x 11' 2" (6.09m x 3.40m)

**Utility:** 11' 5" x 7' 5" (3.49m x 2.26m)

**Master Bedroom:** 15' 3" x 11' 10" (4.64m x 3.60m)

### Ensuite

**Bedroom:** 12' 10" x 11' 10" (3.91m x 3.61m)

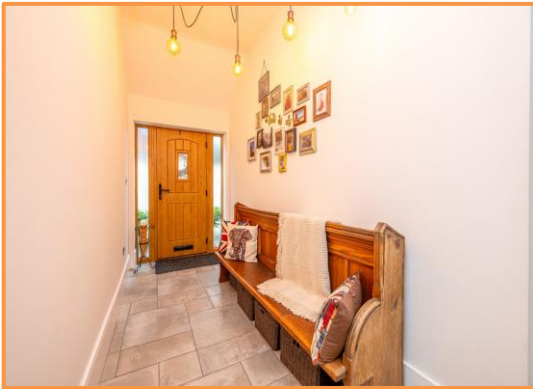
**Bedroom:** 11' 2" x 10' 6" (3.40m x 3.20m)

**Study/Occasional Bed/Cot Room:** 7' 6" x 5' 3" (2.28m x 1.59m)

**Bathroom:** 8' 11" x 7' 6" (2.72m x 2.28m)

**BUYERS INFORMATION:** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.









# General information

**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: C**

**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.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

**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.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**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.



£450,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Total Area: 122.4 m² ... 1318 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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