



**Gorse Road,**  
Wolverhampton, WV11 2PY

**SKITTS**  
ESTATE AGENTS

# Accommodation description

**\*\* THREE BEDROOM SEMI-DETACHED HOME \*\* WELL PRESENTED AND MAINTAINED THROUGHOUT \*\* OFF-ROAD PARKING VIA FRONT DRIVEWAY \*\* FITTED KITCHEN WITH AMPLE STORAGE \*\* USEFUL SIDE LEAN-TO FOR ADDITIONAL STORAGE \*\*** Situated on Gorse Road, Ashmore Park, this well-maintained three-bedroom semi-detached property is offered in good condition throughout and would make an ideal purchase for first-time buyers, families, or investors alike. The ground floor accommodation comprises an entrance porch leading into a welcoming entrance hall, a comfortable and well-proportioned lounge, and a fitted kitchen offering ample storage and workspace. There is also the added convenience of a ground floor guest WC. To the first floor, the property offers three good-sized bedrooms and a main shower room, with a separate WC, providing practical family living space. Externally, the property benefits from off-road parking via a front driveway, a private rear garden ideal for outdoor relaxation and entertaining, and a useful lean-to at the side providing additional storage space. Early viewing is highly recommended to fully appreciate the accommodation and condition on offer.

## Entrance Porch

## Entrance Hall

**Lounge** 14' 9" x 10' 11" (4.50m x 3.34m)

**Kitchen/Diner** 18' 1" x 8' 11" (5.50m x 2.73m)

## Guest Wc

## First Floor Landing

**Bedroom One** 11' 9" x 14' 4" (3.57m x 4.36m)

**Bedroom Two** 11' 10" x 10' 7" (3.61m x 3.23m)

**Bedroom Three** 6' 0" x 10' 11" (1.84m x 3.34m)

## Shower Room

## WC

**Lean To** 18' 1" x 5' 1" (5.50m x 1.54m)

**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.

**AGENTS NOTE** We have been advised by the seller that the front section of the property is non standard timber framed construction





# 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: A**

**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.**

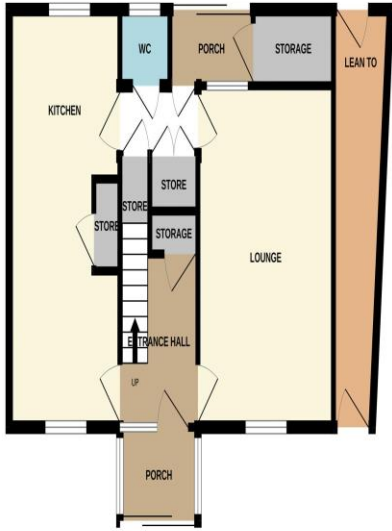
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



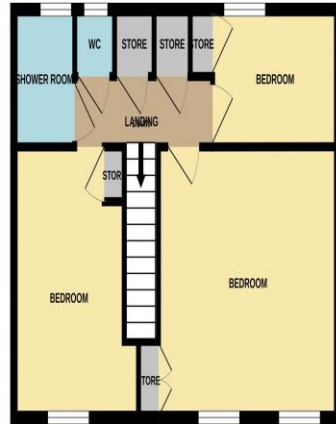
£190,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

Whilst 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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