



Sherringham Drive, Essington
Wolverhampton, WV11 2EB

SKITTS
ESTATE AGENTS

Accommodation description

This extremely well-presented three bedroom link-detached property is offered in true turn-key condition, ready for occupation and ideal for a young family. Tucked away in a quiet residential location off Sneyd Lane, Essington, the property is beautifully maintained throughout and internal viewing via the agents is considered essential. The accommodation begins with a welcoming reception hall and a fully tiled guest WC with wash basin. The lounge features a stylish hole-in-the-wall electric fire and flows through to the dining room, which enjoys patio doors opening onto the rear garden. The kitchen is fully fitted with a modern range of high-gloss units and a selection of integrated appliances, creating a sleek and contemporary finish. On the first floor, there are three bedrooms, two of which benefit from fitted wardrobes, along with a fully tiled shower room featuring a walk-in shower. Outside, the property boasts a generous enclosed rear garden, while to the front there is a concrete print driveway providing off-road parking. A particular feature is the impressive 31ft tandem garage located to the side of the property. Further benefits include gas radiator central heating with a virtually new Worcester combination boiler, and UPVC double glazed windows throughout. A beautifully presented home that will undoubtedly appeal to a discerning purchaser.

Location The property is situated off Sneyd Lane, Essington allowing easy access to both Wolverhampton and Cannock town centres which both offer a diverse range of amenities including supermarkets, shops, bars, restaurants & cafes. Well regarded St Johns Primary Academy and Essington pools are a short distance

away and commuter links include access to the M54, M6 and A5 roads linking the midlands motorway network. Local and national rail services are available in neighbouring Wolverhampton, Walsall, Bloxwich & Cannock.

Reception Hall:

Guest Cloakroom:

Living Room: 15' 1" x 13' 3" (4.6m x 4.05m)

Dining Room: 10' 11" x 8' 3" (3.32m x 2.51m)

Kitchen: 11' 1" x 7' 9" (3.38m x 2.36m) with a range of appliances including cooker, four ring electric hob and extractor fan above, integrated washer, dishwasher, refrigerator/freezer and wine cooler

On the First Floor

Landing

Bedroom One: 16' 5" max x 8' 11" (5.00m max x 2.72m)

Bedroom Two: 11' 0" x 9' 6" (3.36m x 2.90m)

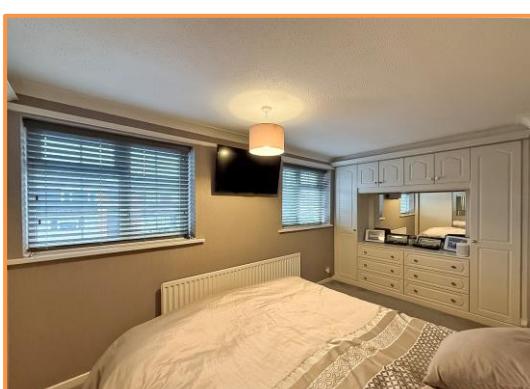
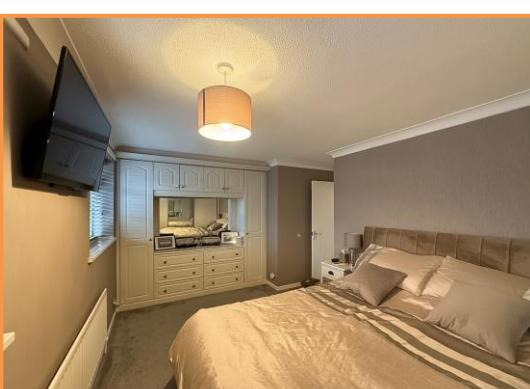
Bedroom Three: 8' 0" x 6' 7" (2.45m x 2.00m)

Shower Room: with a walk in shower enclosure, vanity wash hand basin, low flush W.C. and heated towel rail

Tandem Garage: 31' 8" x 8' 0" (9.66m x 2.45m) with electronically operated roller shutter door to the front

Outside: pleasant rear garden with lawn and paved patio. To the front there is a concrete print driveway providing off road parking

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: D

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.



£340,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

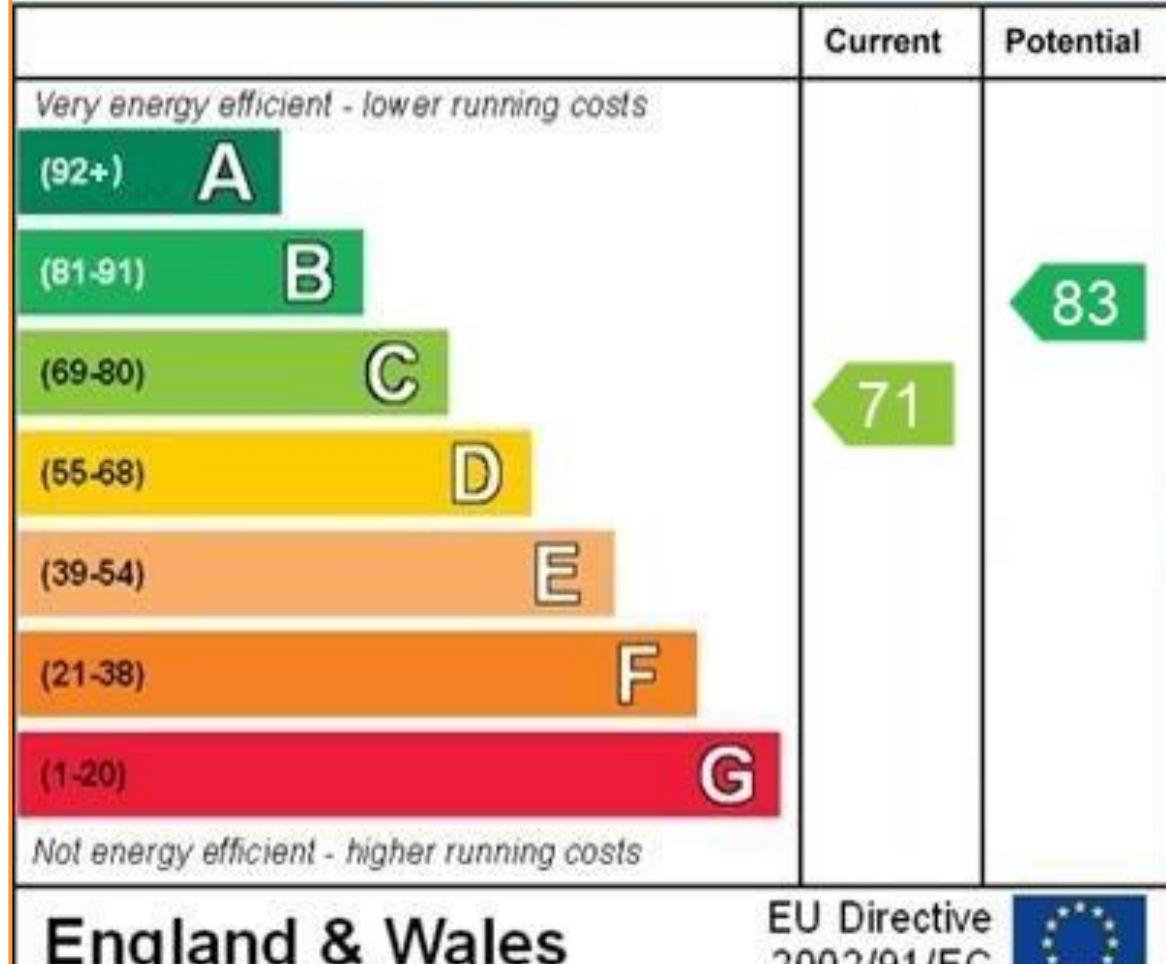
1ST FLOOR



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 suitability or efficiency can be given.

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Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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