

SKITTS

ESTATE AGENTS



**Regent Street,
Willenhall, WV13 1DL**

Offers in the Region Of £170,000

01902 631151

We Value Your Home



**** LARGER THAN IT LOOKS ****A larger four bedroom mid terraced period property with through lounge/diner leading to kitchen and utility space with bathroom to rear of property. To the upstairs there are four bedrooms and one has its own en suite shower room. To the rear of the property is a courtyard leading to a large brick built workshop with pitched roof and electric supply, gated rear access

Through Lounge/Diner: 27' 9" x 12' 6" into alcove (8.45m x 3.81m) front door in, having double glazed window to the front, single glazed window to the rear, fireplace, two radiators, TV point, two ceiling light points, staircase leading to the first floor, access door from covered walkway/lobby

Kitchen: 18' 4" x 8' 8" (5.60m x 2.63m) having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, space for cooker, log burner, double glazed window to the side, access to utility space

Utility: 7' 4" x 5' 4" (2.23m x 1.63m) having fitted wall and base cupboard units, space and plumbing for washing machine and tumble dryer, door leading to the garden

Bathroom: having suite comprising panelled bath with wet room space with electric shower over, wash hand basin, W.C., fully tiled walls, radiator, double glazed window to the side

On The First Floor

Bedroom One: 12' 5" max into alcove x 12' 0" (3.79m x 3.66m) having double glazed window to the front, radiator

Bedroom Two: 11' 11" x 10' 11" (3.64m x 3.32m) having double glazed window to the rear, radiator, doorway access leading to:

Bedroom Three: 14' 7" max x 8' 9" max (4.44m x 2.66m) having double glazed window to the side, radiator, laminate flooring, doorway leading to:

En-suite Shower Room: having suite comprising shower, W.C., wash hand basin, double glazed window to the rear, wall mounted central heating boiler

Bedroom Four: 11' 11" x 4' 8" (3.63m x 1.42m) having double glazed window to the rear, radiator, decorative coving to ceiling

Outside: Courtyard to rear leading to rear gated access and brick built outbuilding/workshop

Brick Built Outbuilding/Workshop: 31' 11" x 10' 3" (9.74m x 3.13m) brick built workshop with electricity supply, lighting, pitched roof, five windows to the side and one to front



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: D

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.

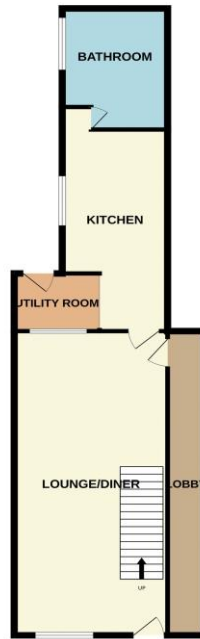
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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 act 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.



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. Made with Metropix 02/04

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