



Albion Road,
Willenhall, WV13 1ND

SKITTS
ESTATE AGENTS

Accommodation description

****A DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACED HOUSE**** situated to close to local schools and amenities. Ideal first time purchase. Benefits from double glazing and gas radiator central heating. Comprises of lounge/dining room with 'Inglenook' fireplace, kitchen, utility, downstairs w.c., two double bedrooms, first floor shower room and rear garden. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description Skitts are delighted to offer for sale this deceptively spacious two bedroom mid terraced house located close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of lounge/dining room with feature 'Inglenook' fireplace, breakfast kitchen, utility, downstairs w.c., two double bedrooms, first floor shower room and an enclosed rear garden.

Through Lounge/Dining Room: 27' 7" x 13' 9" (8.40m x 4.18m) Originally two rooms - having an inglenook style brick fireplace with feature over mantle and wood burner, two radiators, stairs leading to the first floor, uPVC double glazed bow window to the front, uPVC double glazed

French style doors leading to the rear garden, double doors to:

Fitted Kitchen: 14' 10" x 7' 10" (4.53m x 2.39m) having a range of matching fitted wall and base cupboard units with work tops over, inset one and a half bowl single drainer sink unit and mixer tap, built in electric oven, inset electric hob and extractor fan above, breakfast bar, radiator, two uPVC double glazed windows to the side, door to:

Utility Room: 8' 2" x 7' 10" (2.50m x 2.40m) having roll edge work top, plumbing for automatic washing machine, uPVC double glazed window to the rear and side, uPVC double glazed side entrance door, door to:

Downstairs W.C.: 6' 5" x 4' 10" (1.96m x 1.47m) having low flush W.C., vanity wash hand basin, uPVC double glazed window to the side, chrome effect heated towel rail

On The First Floor

Landing: having doors leading to the bathroom and to the bedrooms

Bedroom One: *15' 4" x 13' 9" (4.68m x 4.19m)* having radiator, uPVC double glazed window to the front, hatch to roof space

Bedroom Two: *11' 11" x 10' 9" (3.64m x 3.27m)* having radiator, uPVC double glazed window to the rear

Shower Room: having a walk in shower cubicle with overhead rain shower, his and hers vanity wash hand basin, mirror and spot lighting, column style radiator, uPVC double glazed window to the side, cupboard housing the gas central heating boiler and hot water cylinder

Outside: having paved yard area and outside store, rear pedestrian access with a further garden which is paved



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: 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.

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.

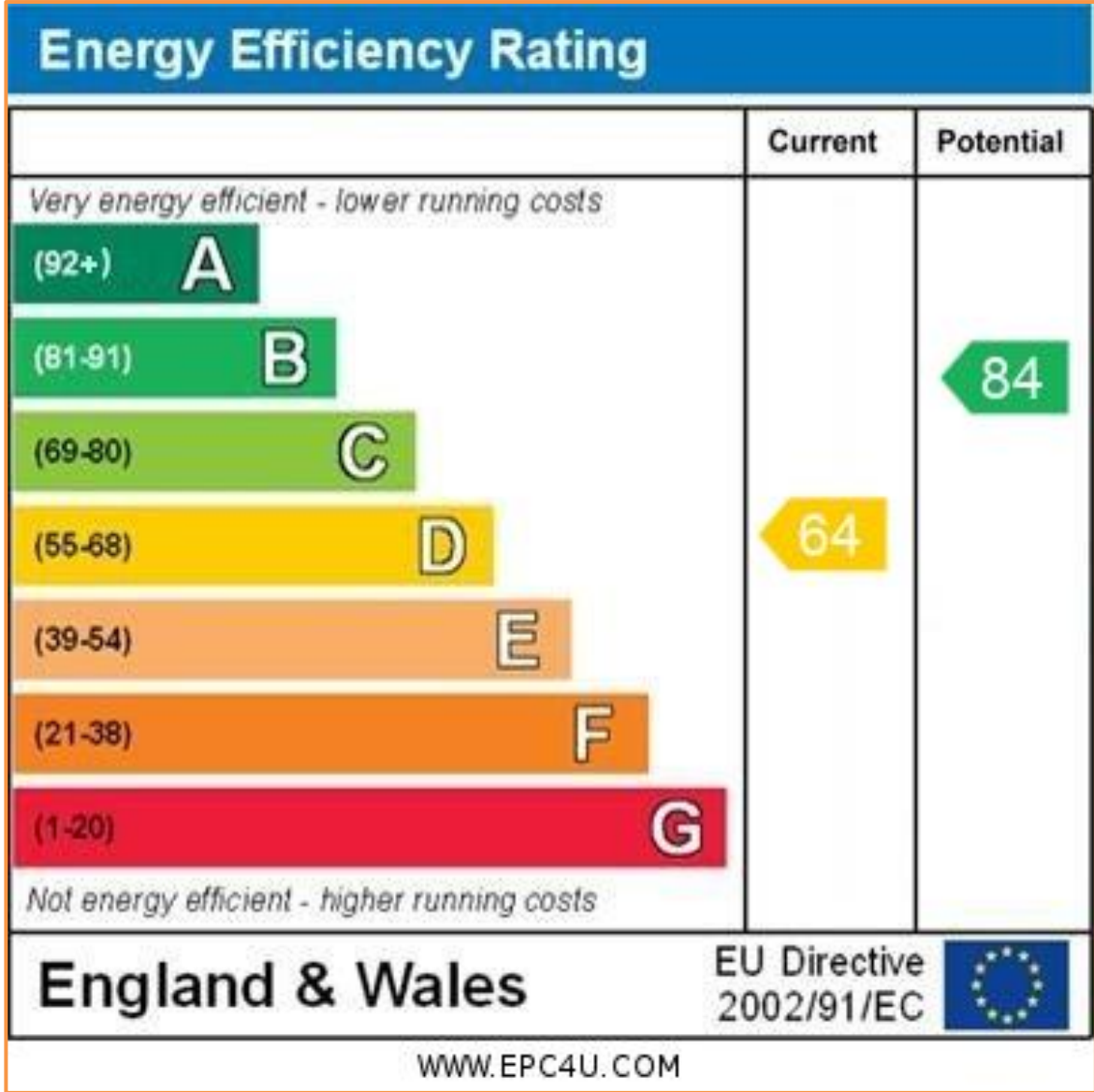
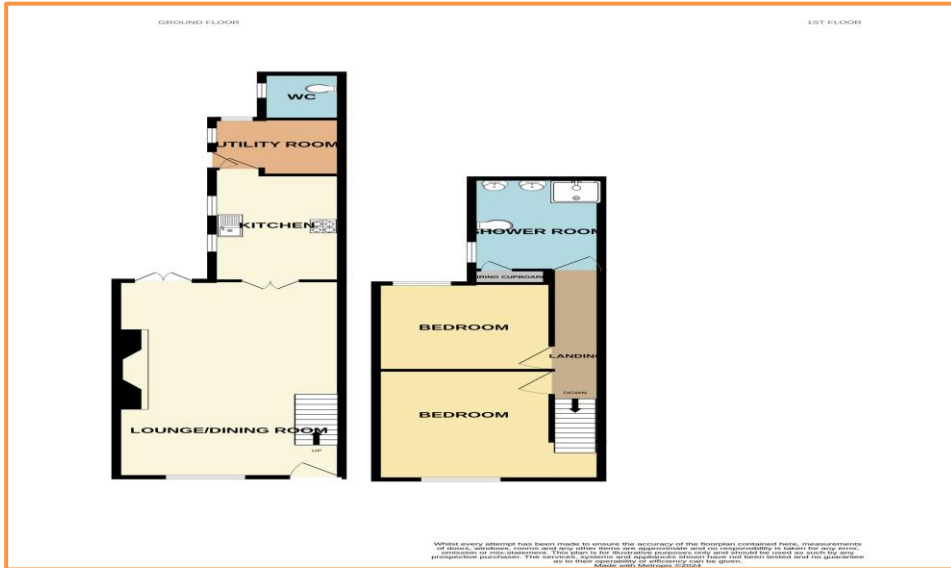
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £160,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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