



Poplar Avenue, Bentley
Walsall, WS2 0HD

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM MID TERRACED HOUSE offering no upward chain. Situated close to local schools and amenities and with easy access to Junction 10 M6 Motorway. Non standard construction. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, downstairs w.c., lounge/dining room, fitted kitchen, shower room, enclosed rear garden and block paved driveway. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description Skitts are pleased to offer for sale this three bedroom mid terraced house being of non traditional construction. Located close to M6 Motorway Junction 10, schools and local amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, downstairs w.c., fitted kitchen, lounge/dining room, shower room, enclosed rear garden and block paved driveway affording off road parking.

Entrance Porch: having uPVC double glazed door, further uPVC double glazed front entrance door leading to:

Entrance Hall: having laminate flooring, radiator, stairs leading to the first floor level

Downstairs W.C.: having low flush W.C., vanity wash hand basin, half tiled walls, uPVC double glazed window

Kitchen: 12' 3" x 7' 10" (3.74m x 2.40m) having a fitted kitchen comprising wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, inset gas hob and extractor hood, space and plumbing for washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the rear, under stairs storage cupboard, door leading to:

Lounge/Diner: 23' 11" x 10' 10" (7.29m x 3.30m) having uPVC double glazed bay window to the front, uPVC double glazed window to the rear, two radiators

On The First Floor

Landing: having access to loft storage area, cupboard, radiator, doors leading off to:

Bedroom One: 13' 3" x 11' 7" (4.03m x 3.54m) having double glazed window to the rear, radiator, dado rail

Bedroom Two: 11' 11" x 10' 10" (3.64m x 3.31m) having double glazed window to the front, radiator, dado rail

Bedroom Three: 8' 11" x 8' 6" (2.72m x 2.60m) having double glazed window to the front, radiator

Shower Room: 6' 1" x 5' 7" (1.85m x 1.69m) having suite comprising corner shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., fully tiled, obscure uPVC double glazed window to the rear, heated towel rail

Outside: having enclosed fenced garden to the rear with paved patio, lawn, shed, gate leading to shared rear access. Foregarden and block paved drive





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.

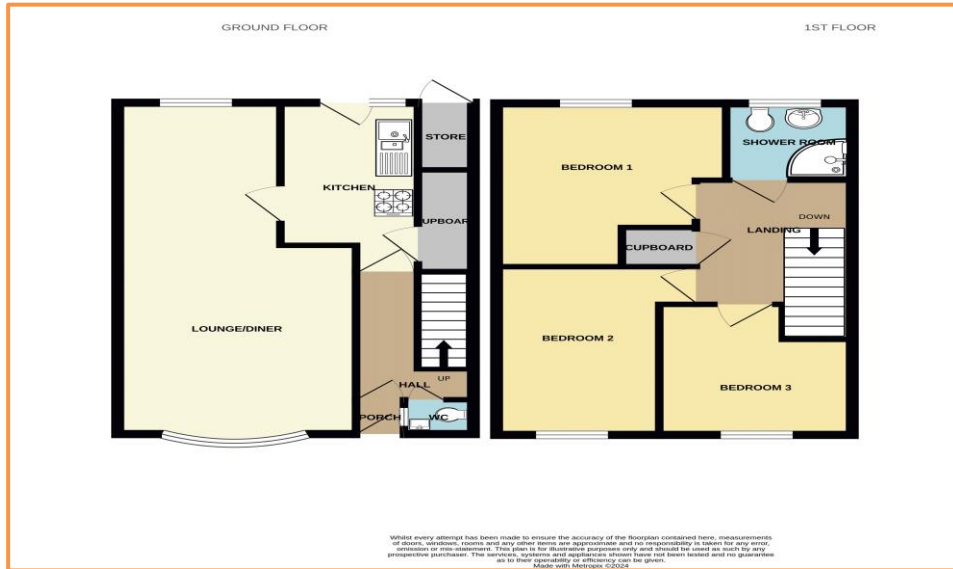
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 in Excess of £160,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net