



Queens Lea,
Willenhall, WV12 4JA

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM SEMI-DETACHED HOUSE**** close to local schools and amenities. No chain. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, conservatory, kitchen, lobby, refitted bathroom, enclosed rear garden and driveway affording off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this three bedroom semi-detached house offering no upward chain. Ideally suited to first time buyers and young families. Benefits from gas radiator central heating and double glazing, Comprises of reception hall, lounge, conservatory, kitchen, lobby, three bedrooms, refitted bathroom, enclosed rear garden and driveway.

Entrance Hall: having uPVC double glazed front entrance door, stairs leading to the first floor level, door to:

Lounge: 15' 4" x 11' 11" max (4.68m x 3.64m) having fireplace with living flame gas fire, radiator, laminate

flooring, door leading to the kitchen, uPVC double glazed French style doors leading to:

Conservatory: 12' 11" x 9' 7" (3.94m x 2.91m) having uPVC double glazed windows, uPVC double glazed French style doors leading to the rear garden, power points, fan light

Kitchen: 15' 8" x 9' 9" (4.78m x 2.97m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, gas cooker point, radiator, storage cupboard, uPVC double glazed window to the side and to the rear, opening to:

Lobby: having under stairs storage cupboard, radiator, tiled floor, uPVC double glazed window to the front, part single glazed door to the side

On The First Floor

Landing: having uPVC double glazed window to the front, access to loft storage area, doors leading off to:

Bedroom One: *11' 7" max x 11' 5" (3.54m x 3.47m)* having uPVC double glazed window to the rear, radiator

Bedroom Two: *12' 6" x 8' 9" (3.82m x 2.67m)* having uPVC double glazed window to the rear, radiator, airing cupboard, cupboard housing the boiler

Bedroom Three: *8' 11" x 8' 5" (2.72m x 2.56m)* having uPVC double glazed window to the front, over stairs storage cupboard, radiator

Bathroom: *7' 7" x 5' 6" (2.32m x 1.67m)* having suite comprising paneled bath, wash hand basin, low flush W.C., radiator and an obscure uPVC double glazed window to the side

Outside: having enclosed fenced garden to the rear with lawn, shed outbuilding and side gate. The front garden is graveled affording off road parking



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: B

EPC RATING: E

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.

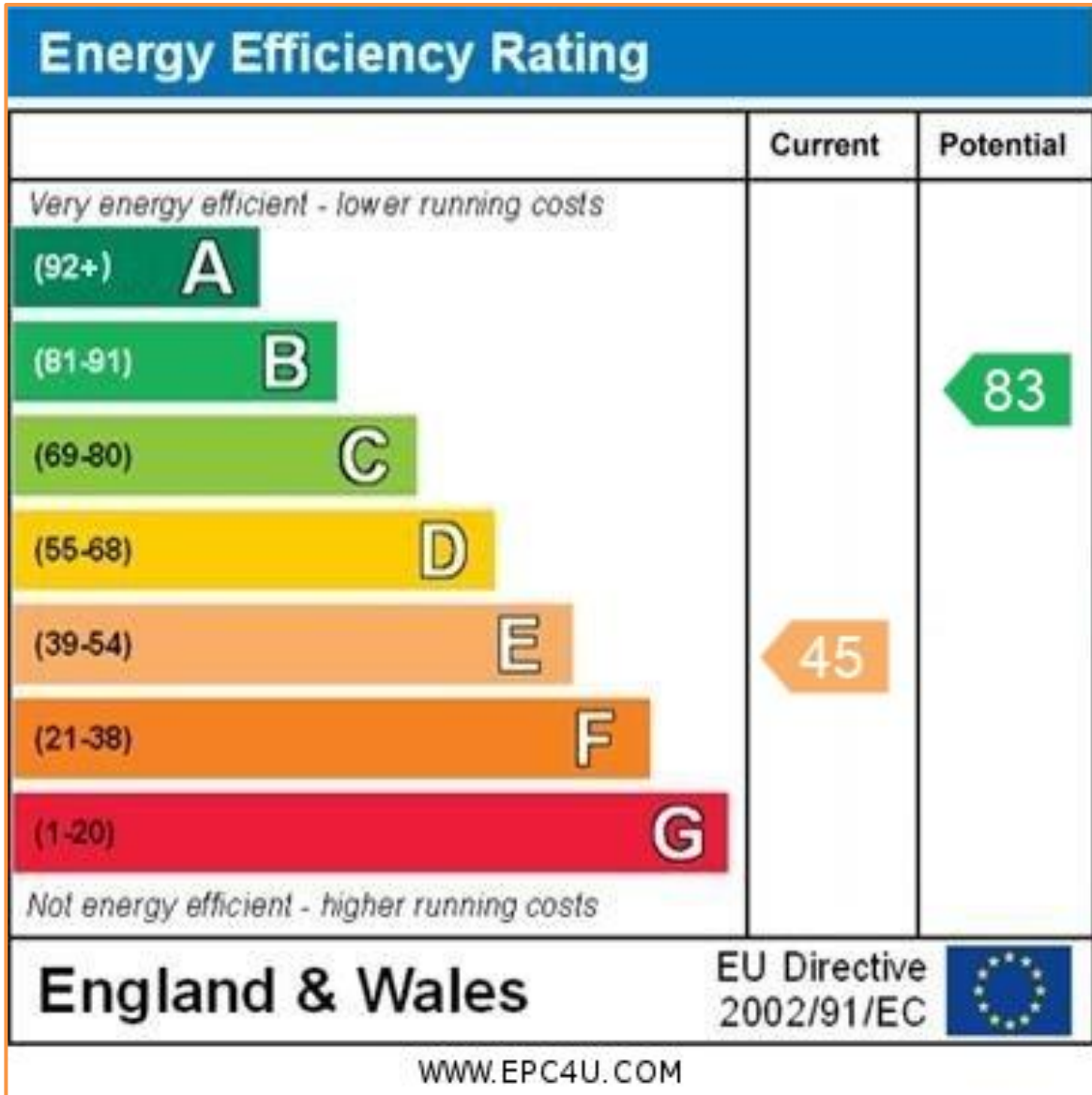
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 the Region Of £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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