



**Devon Road,**  
Willenhall, WV13 2RR

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**An immaculate property inside with two bedrooms and bathroom upstairs with lounge/diner and modern fitted kitchen to the ground floor. Outside is a front garden with gravelled area and to the rear is an enclosed garden, mainly laid to lawn with garage to rear with vehicle access. The property is ideal for M6 junction 10 and Black Country route, plus local schools and Willenhall centre.**

**Entrance Porch:** Double glazed doors opening to front, double glazed windows to sides, spotlights to ceiling and further door into:

**Lounge/Diner:** 15' 0" x 12' 8" excluding staircase (4.56m x 3.86m) A spacious living space with double glazed bow window to front, two radiators, laminate flooring, two wall lights and feature fireplace

**Kitchen:** 12' 9" x 5' 5" (3.89m x 1.66m) Modern fitted kitchen with a range of white gloss fronted wall and base units incorporating circular sink/drainage, built in oven/four ring gas hob/cooker hood, space and plumbing for washing

machine and space for fridge freezer, tiling to splashback areas, door to garden

**First Floor Landing:** Access to loft and doors off to:

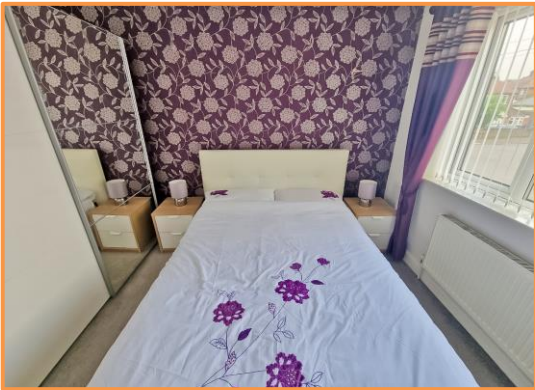
**Bedroom One:** 10' 4" x 9' 5" (3.16m x 2.86m) Double bedroom with double glazed window to front, radiator, built in storage and airing cupboard housing central heating boiler. Free standing wardrobe is also included

**Bedroom Two:** 10' 4" x 6' 8" (3.14m x 2.03m) Double glazed window to rear, radiator, laminate flooring and spot lights to ceiling

**Bathroom:** Having a white suite of bath with electric shower over, wash hand basin and wc, fully tiled walls, chrome heated towel rail, double glazed window to rear

**Outside:** Front - Block paved pathway leading to front door with large gravelled area to one side and lawn to the other side Rear - Decking terrace leading to lawned area with occasional shrubs to borders, enclosed to all sides, door to garage, gated side access







# 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: 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.**

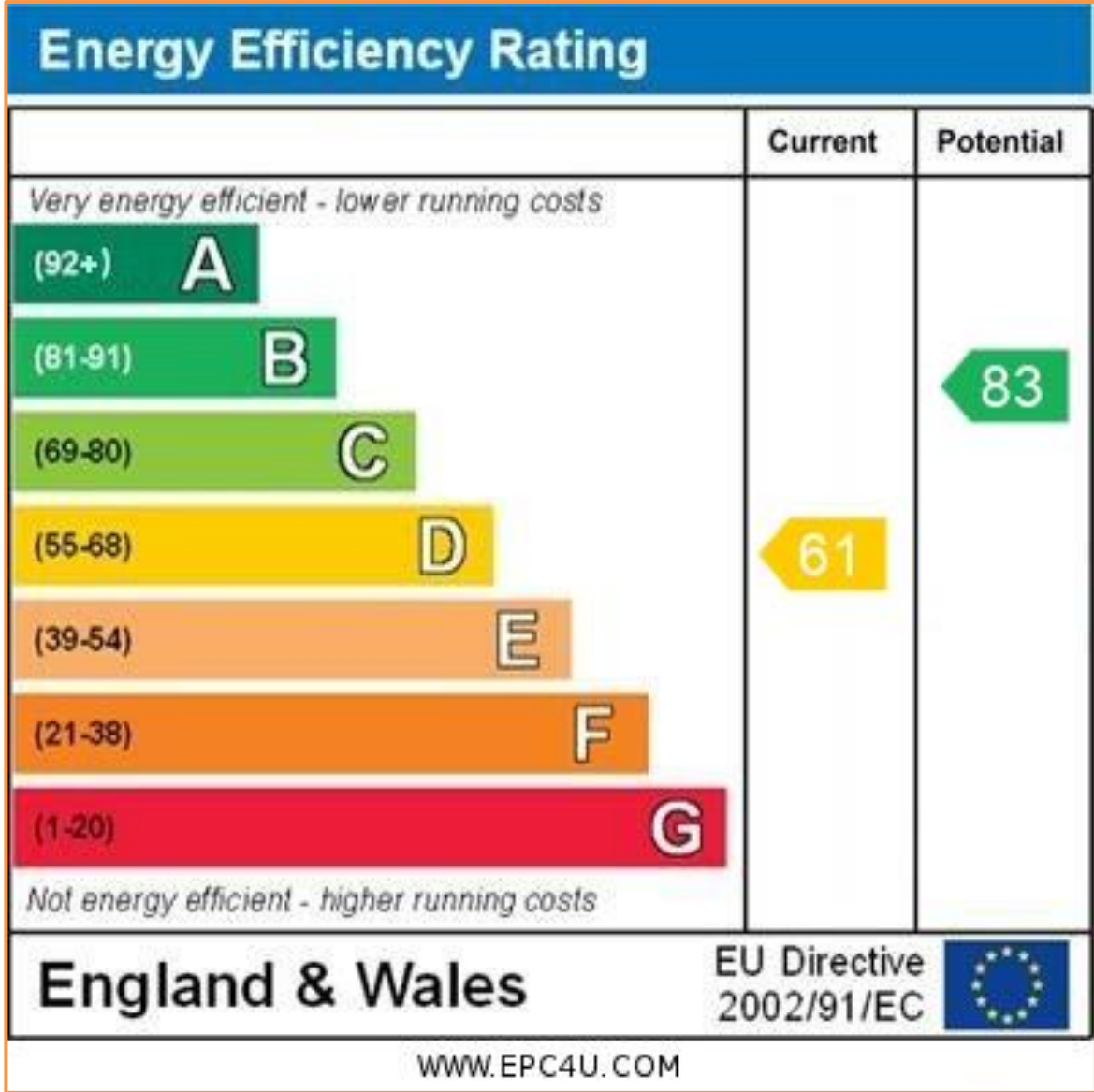
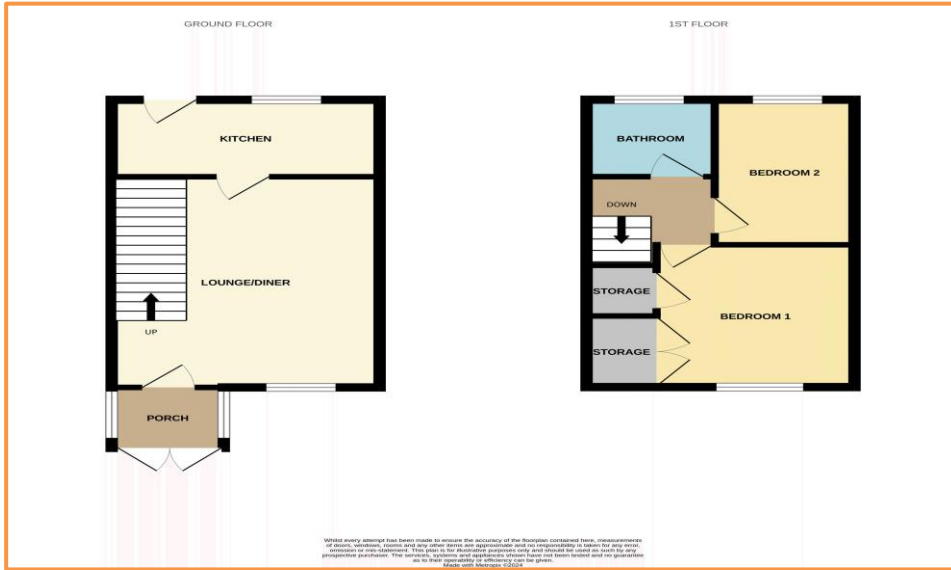
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £180,000



# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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