



Hodson Avenue,
Willenhall, WV13 2HS

SKITTS
ESTATE AGENTS

Accommodation description

****A TRADITIONAL THREE BEDROOM HOUSE**** situated in a cul-de-sac location Ideal for first time buyers and young families. Benefits from gas central heating and double glazing. Comprises of reception hall, through lounge/dining room, kitchen, refitted shower room, enclosed rear garden with large outbuilding, driveway and garage. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!

Description: A well presented three bedroom detached family home being ideally situated at the head of a cul-de-sac. Perfect for first time buyers and young families. Briefly offers the following accommodation:-

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

Lounge Area: 12' 4" x 10' 5" (3.75m x 3.17m) having uPVC double glazed bay window to the front, radiator, fireplace with electric fire

Sitting Area: 14' 10" x 13' 9" (4.52m x 4.20m) having wall mounted electric fire, uPVC double glazed French style doors leading to the rear garden, vertical radiator, separate door to side lobby and door leading to:

Kitchen: 8' 9" x 6' 0" (2.66m x 1.82m) having inset sink and drainer unit, work surfaces, inset electric oven, radiator, uPVC double glazed window to the rear, plumbing for washing machine, wall cupboard

Side Lobby: having part single glazed door leading to the garage

On The First Floor

Landing: having uPVC double glazed window to the side, doors leading off to:

Bedroom One: 10' 11" x 10' 5" (3.33m x 3.17m) having uPVC double glazed window to the front, radiator, ornamental fireplace

Bedroom Two: 11' 0" x 9' 3" (3.36m x 2.81m) having uPVC double glazed window to the rear, ornamental fireplace, radiator, two double built in wardrobes

Bedroom Three: 7' 10" x 6' 2" max (2.39m x 1.88m) having uPVC double glazed window to the front, radiator

Shower Room: 7' 3" x 5' 11" (2.20m x 1.81m) having corner shower cubicle with electric shower, vanity wash hand basin, low flush W.C., radiator, uPVC double glazed window to the rear, tiled walls

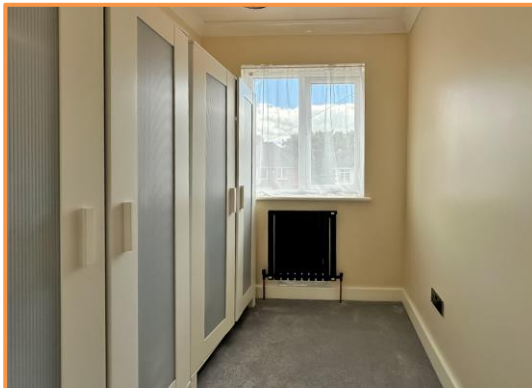
Outside: having enclosed garden to the rear with fenced boundaries, two raised decking areas, lawn, outside lights, outside cold water tap and side gated access. To the front there is a driveway affording off road parking.

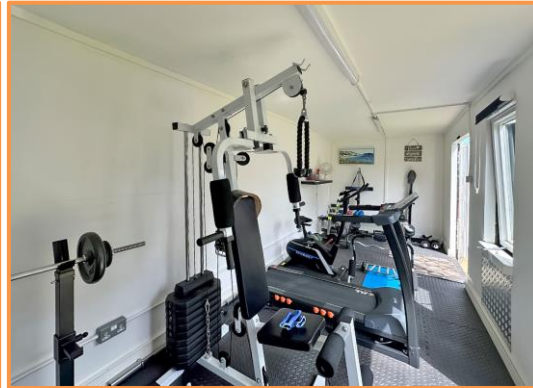
Shed: 8' 11" x 7' 4" (2.71m x 2.24m) with light and power points

Outbuilding 20' 9" x 7' 5" (6.33m x 2.25m) having two sets of double doors, two single glazed windows, light and power points

Garage with double wooden doors to front and door leading to the rear garden.

Agents Note: We are advised by the Vendor that the property has been underpinned in 2009. We must advise that the property is located in a known mining area. The vendor has put in an application for Planning Permission for a single storey side extension.





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.

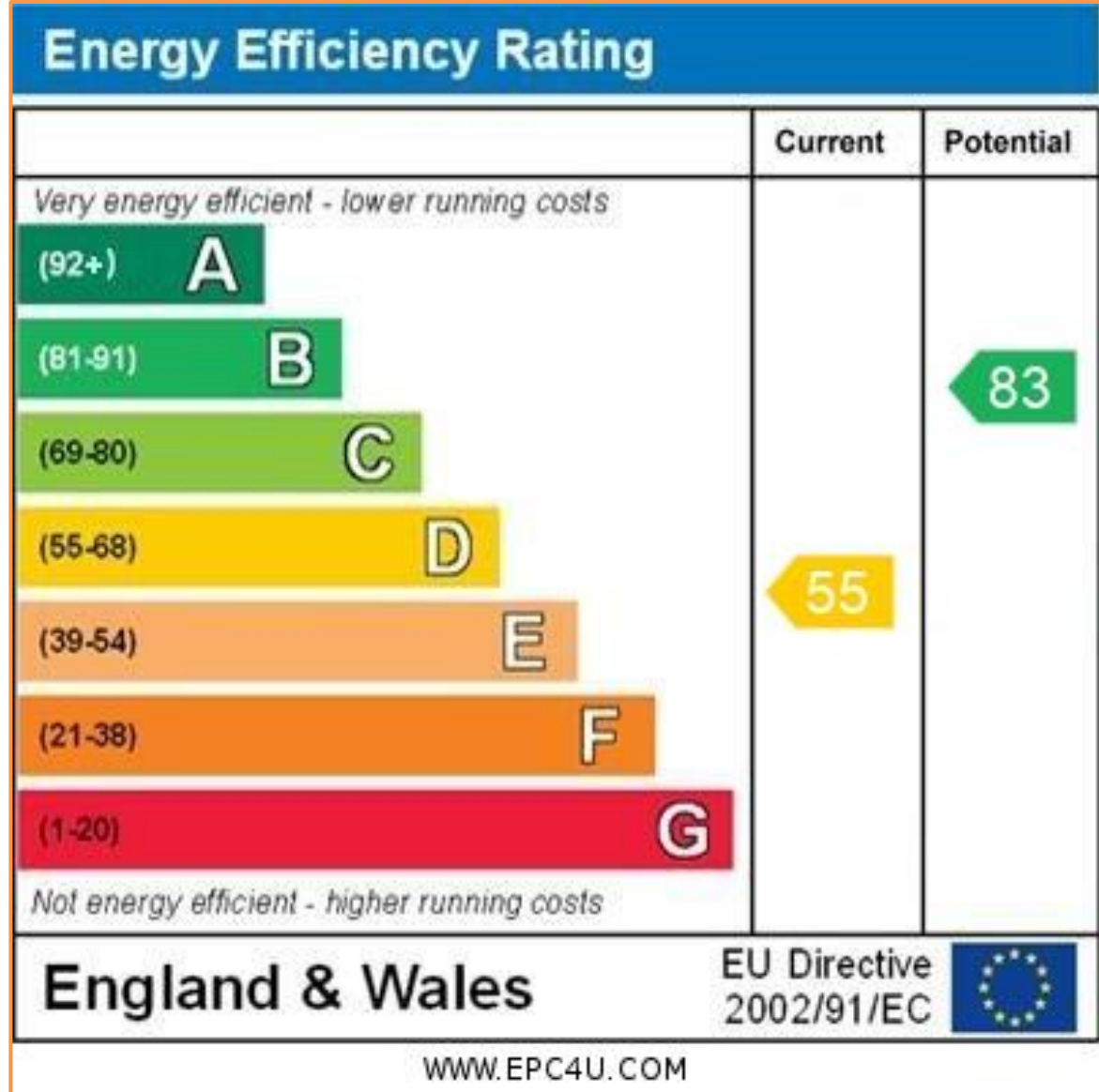
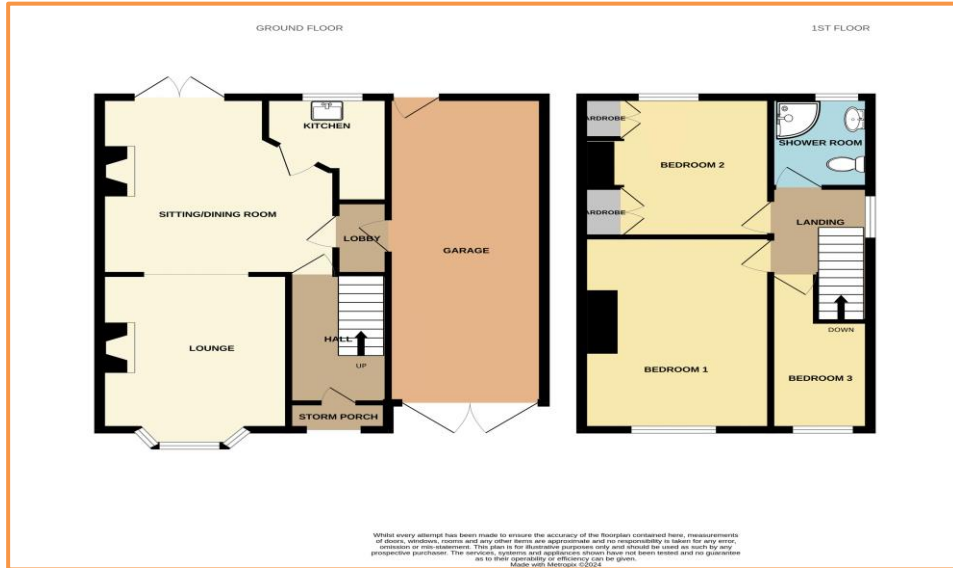
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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