



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

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**This delightful traditional three bedroom semi-detached house is an excellent opportunity for those seeking a comfortable family home in a convenient location. Excellent transport links via the M6 Motorway (Junction 10). Boasts upvc double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen/diner, conservatory, modern bathroom, enclosed rear garden and off road parking to the front. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!\*\***

**Description:** Skitts are pleased to offer for sale this three bedroom traditional semi-detached house ideally suited to first time buyers and young families. Briefly comprises of:-

**Entrance Hall:** having uPVC double glazed front entrance door, two uPVC double glazed windows, radiator, laminate flooring, stairs leading to the first floor, under stairs storage cupboard with single glazed window to the side

**Lounge:** *13' 8" x 10' 10" max into recess (4.17m x 3.30m)* having fireplace with electric fire, radiator, uPVC double glazed bay window to the front

**Kitchen/Dining Room:** *16' 10" max into recess 15' 11" min x 10' 11" max 6' 11" min (5.14m max 4.85m min x 3.34m max 2.10m min)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, inset gas hob and extractor hood above, plumbing for a washing machine, wall mounted boiler, uPVC double glazed window to the side, two single glazed windows to the rear, laminate flooring, radiator, part single glazed door leading to:

**Conservatory:** *9' 11" x 9' 7" (3.02m x 2.92m)* having uPVC double glazed windows, French style doors leading to the rear garden, tiled floor, power points.

### On The First Floor

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

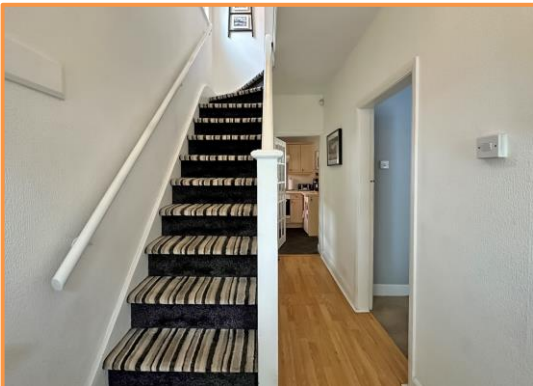
**Bedroom One:** 13' 1" max into bay x 10' 10" into recess (3.98m x 3.29m) having uPVC double glazed window to the front, two built in wardrobes, radiator

**Bedroom Two:** 10' 11" x 10' 10" into recess (3.34m x 3.29m) having uPVC double glazed window to the rear, radiator, built in double wardrobe

**Bedroom Three:** 7' 1" x 6' 1" (2.16m x 1.86m) having uPVC double glazed window to the front, radiator

**Bathroom:** 7' 5" x 5' 6" (2.27m x 1.68m) having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., part tiled, obscure uPVC double glazed window to the front, radiator, access to loft storage area

**Outside:** having enclosed fenced garden to the rear with lawn, gravelled patio, outhouse, trees. Gated side access. To the front there is shared driveway leading to 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: 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.

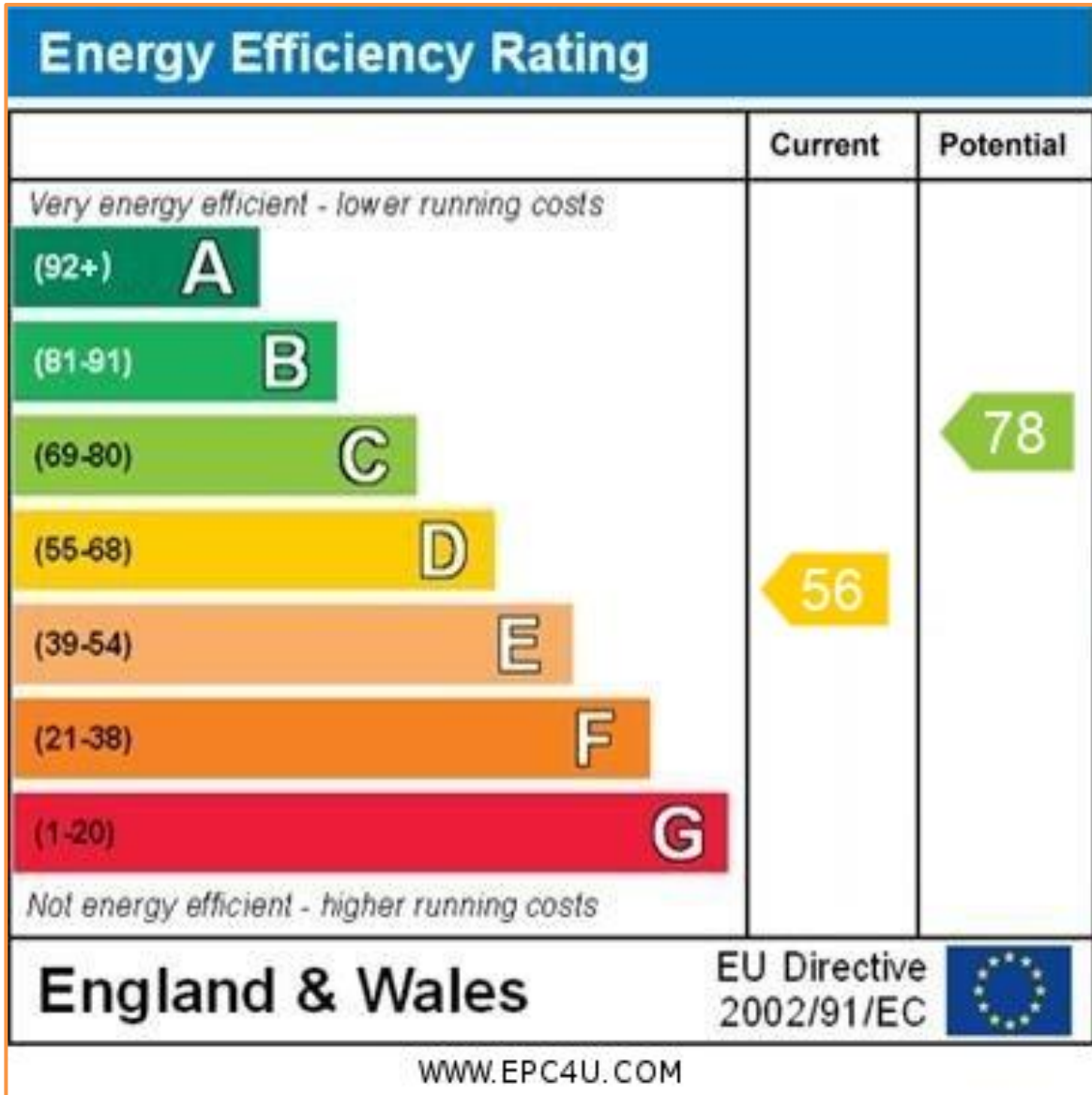
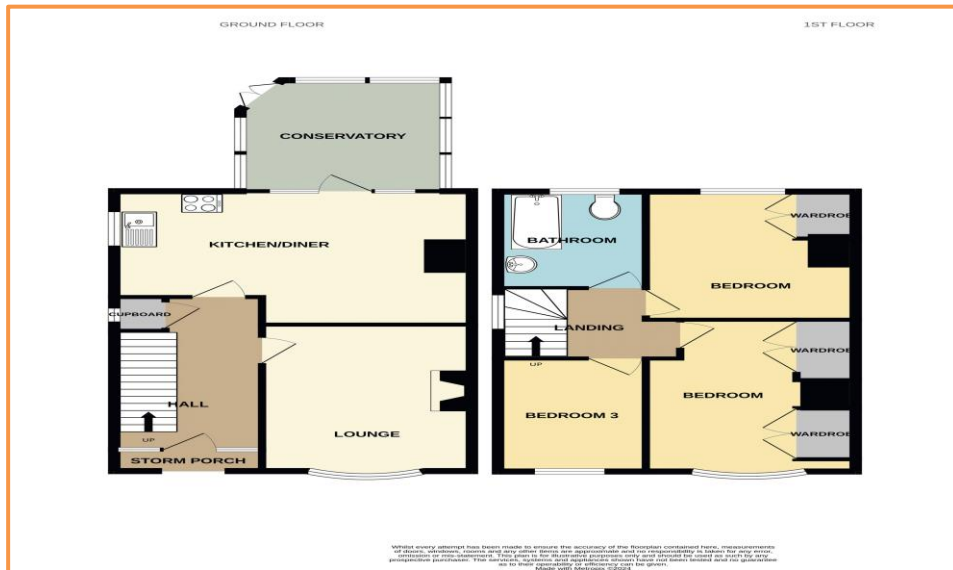
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



**£210,000**

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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