



Princethorpe Road,
Willenhall, WV13 2LD

SKITTS
ESTATE AGENTS

Accommodation description

****A Modern Three Bedroom End Terraced House**** ideally located for Willenhall Town Centre, local schools and amenities. Much improved by the present owners to include refitted kitchen, bathroom and conservatory. Must be viewed to be fully appreciated. Boasts upvc double glazing and gas radiator central heating. Comprises of hall, downstairs w.c., lounge, refitted kitchen/diner with a range of built-in appliances, upvc double glazed conservatory, low maintenance landscaped rear garden, single garage in separate block plus additional parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Description: Skitts are delighted to offer for sale this much improved and refitted three bedroom end terraced house which offers the following accommodation:-

Entrance Hall: having front entrance door, radiator, door leading to the lounge and to:

Downstairs W.C.: having low flush W.C., wash hand basin, radiator, double glazed window to the front

Lounge: 15' 8" x 11' 4" (4.78m x 3.46m) having uPVC double glazed window to the front, radiator, door leading to:

Refitted Kitchen/Diner: 14' 8" x 8' 2" (4.48m x 2.49m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, gas hob and extractor hood above, integrated refrigerator/freezer, dishwasher, and washer/dryer, uPVC double glazed window to the rear, under stairs storage cupboard, tiled floor, vertical radiator, uPVC double glazed French style doors leading to:

Conservatory: 12' 11" x 9' 5" (3.93m x 2.87m) having uPVC double glazed windows and French style doors leading to the rear garden, laminate flooring, radiator, power points

On The First Floor

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

Bedroom One: 12' 1" x 8' 1" (3.69m x 2.47m) having double glazed window to the front, radiator, double built in wardrobe

Bedroom Two: 11' 9" x 8' 4" (3.59m x 2.53m) having double glazed window to the rear, radiator

Bedroom Three: 9' 7" x 6' 5" (2.93m x 1.95m) having double glazed window to the front, radiator, built in cupboard

Refitted Bathroom: 8' 1" x 6' 2" (2.46m x 1.87m) having suite comprising Jacuzzi style bath with shower over, low flush W.C., vanity wash hand basin, tiled walls and floor, heated towel rail, double glazed window to the rear, spotlights, extractor

Outside: enclosed garden to the rear with decking, artificial grass and side gate. To the front the garden is laid to lawn. Side driveway leading to:

Single Garage: with up and over style door, power and light





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: C

EPC RATING: TBC

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.

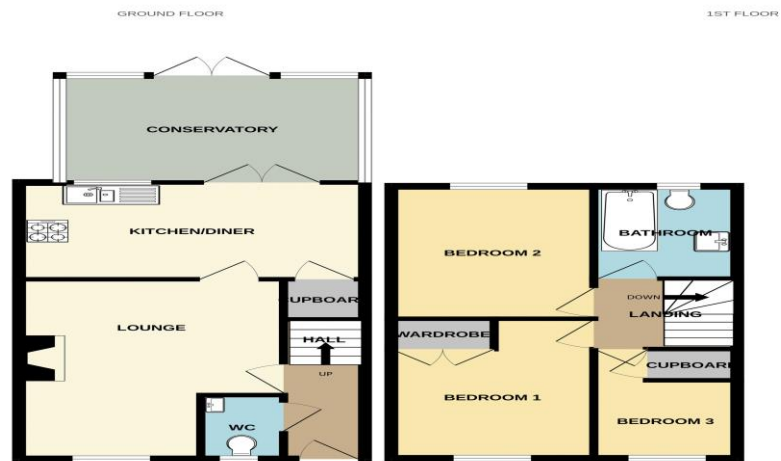
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this document. You must do the appropriate enquiries with your solicitor before you make any prospective purchase. This document is provided for information only and should not be relied upon for legal advice. It is not intended to constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision.

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