

SKITTS

ESTATE AGENTS



**Balmoral Drive,
Willenhall, WV12 5TT**

Offers Over £190,000

01902 631151

We Value Your Home



A delightful three bedroom semi detached property with two reception rooms offering a new owner a blank canvas on which to create their ideal home. The property would benefit from cosmetic updating throughout and is offered with no upward chain. To the outside is a front garden, driveway and garage plus enclosed rear garden.

Entrance Porch: having double glazed door to the front, double glazed windows to the front

Entrance Hall: having door to the front, stairs leading to the first floor level, under stairs storage cupboard

Lounge: 14' 4" into bay x 10' 8" into alcove (4.36m x 3.25m) having double glazed bay window to the front, fireplace, three wall light points

Dining Room: 13' 0" x 8' 8" (3.95m x 2.64m) having double glazed window to the rear, two wall light points

Kitchen: 9' 2" x 7' 5" (2.79m x 2.27m) having a fitted kitchen comprising wall cupboards and base units inset stainless steel sink and drainer, double glazed window to the rear, door leading to the garden

On The First Floor

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

Bedroom One: 15' 1" into bay x 8' 7" (4.59m x 2.62m) having double glazed window to the front

Bedroom Two: 13' 0" x 10' 3" max (3.97m x 3.13m) having single glazed window to the rear

Bedroom Three: 7' 9" x 7' 8" (2.36m x 2.34m) having double glazed window to the front

Bathroom: 8' 6" x 7' 5" (2.59m x 2.27m) having wash hand basin, W.C., bath part tiling, airing cupboard, single glazed window to the rear

Outside: Attractive garden to the fore with driveway to the side. Garden to the rear with patio leading to lawn, trees and shrubs to borders

Garage Unmeasured





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: F

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.

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.

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 act 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.

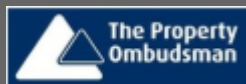




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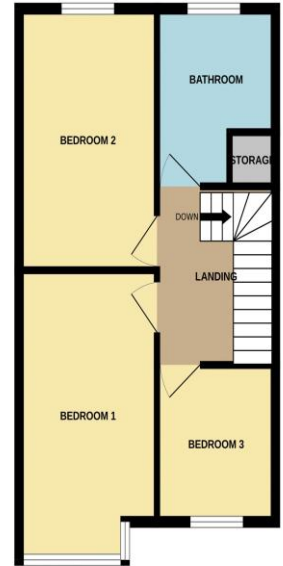
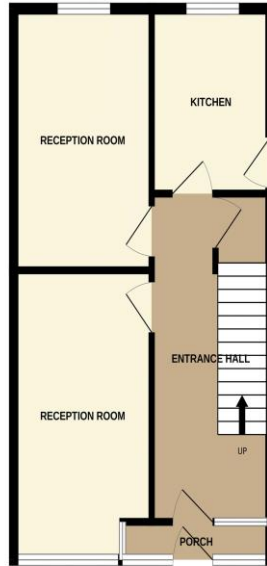
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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