



Clothier Street,
Willenhall, WV13 1BB

SKITTS
ESTATE AGENTS

Accommodation description

A deceptive larger style semi detached property which offers huge potential, and would be ideal for anyone looking for a large workshop unit which is discretely located to the rear. Inside are three bedrooms, two reception rooms, kitchen and downstairs bathroom plus upstairs wc, whilst outside is a mature garden and parking area behind double gates opening onto the roadside. The property is offered with no upward chain and sold on an "as is" basis

Reception Room One: *12' 11" into alcove x 11' 0" excluding bay (3.94m x 3.35m)* having front door in, double glazed bay window to the front, fireplace with gas fire, radiator

Reception Room Two: *13' 0" into alcove x 11' 11" (3.95m x 3.64m)* having dual aspect with double glazed window to the rear and side, fireplace, radiator

Kitchen: *13' 10" x 7' 10" (4.22m x 2.39m)* having a fitted kitchen comprising wall cupboards and base units with work surfaces over, inset stainless steel one and a half

bowl sink and drainer unit, cooker space, space and plumbing for washing machine and space for refrigerator/freezer

Ground Floor Wet/Shower Room: *7' 10" x 7' 3" (2.40m x 2.21m)* having mains fed shower, wash hand basin, W.C., bidet, fully tiled, radiator, double glazed window to the side

On The First Floor

Landing: having doors off to:

Bedroom One: *12' 11" into alcove x 11' 0" (3.93m x 3.36m)* having two double glazed windows to the front, radiator

Bedroom Two: *11' 11" x 9' 11" into alcove (3.63m x 3.03m)* having double glazed window to the rear, radiator

Bedroom Three: 7' 11" x 6' 1" (2.41m x 1.85m) having double glazed window to the side, built in storage cupboard with access to loft, storage area

Upstairs W.C.: having W.C., double glazed window to the side, built in storage cupboard housing "Ideal" central heating boiler

Outside: having garden to the with slabbed patio and pathway leading to overgrown mature garden with grass and shrubs, cold water tap to wall and access to large unit/workshop to rear. Double gates access to front and driveway beyond

Garage: 15' 9" x 8' 8" (4.79m x 2.65m) having up and over door to the front, power and light connected, double glazed window to the rear, double glazed door to the rear

Workshop Unit: 30' 7" x 20' 0" (9.32m x 6.09m) being a permanent structure with metal frame and insulation to walls and roof, with own electricity supply, single glazed

window to the front, large double doors opening to front and pedestrian access door





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.

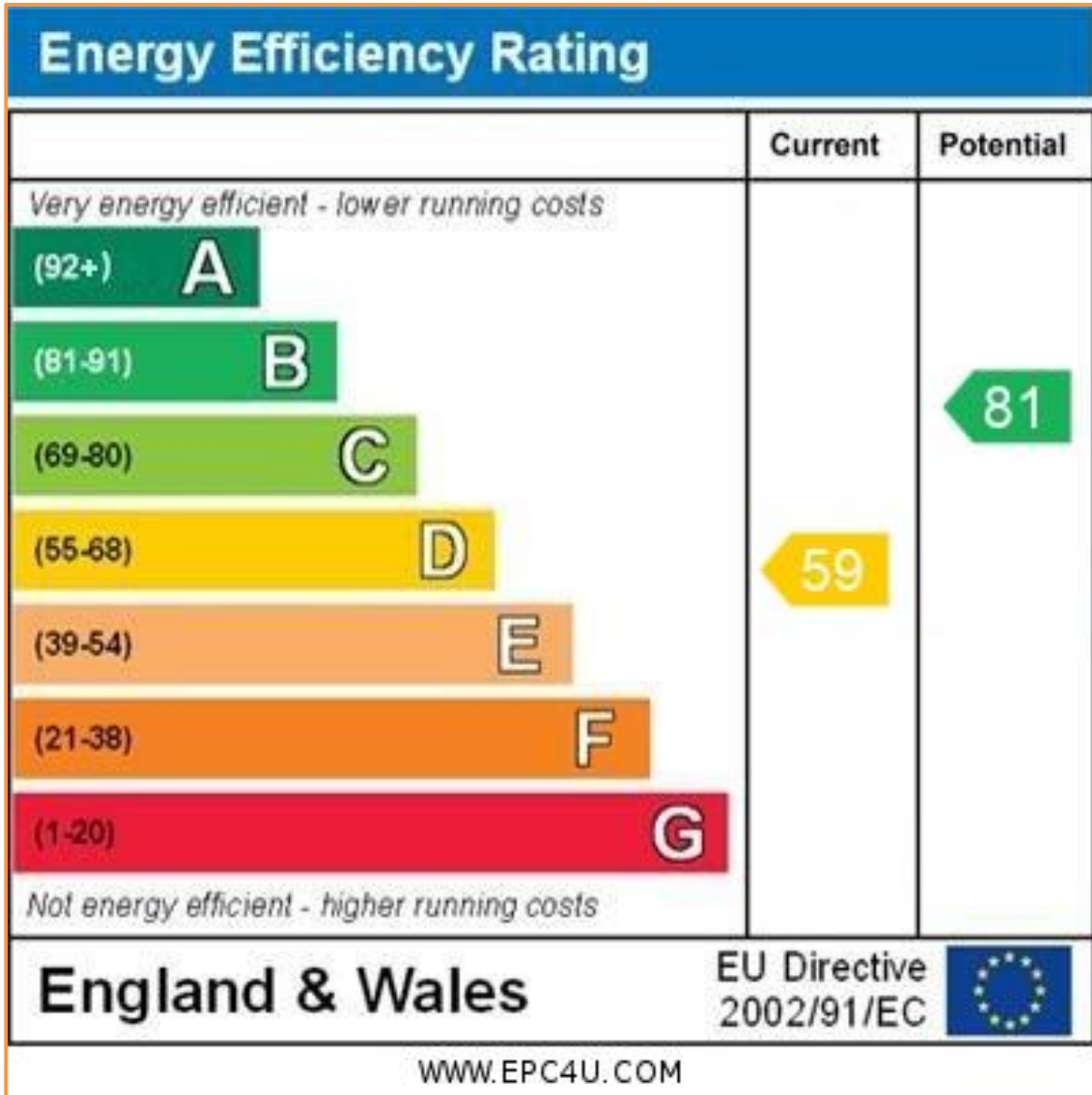
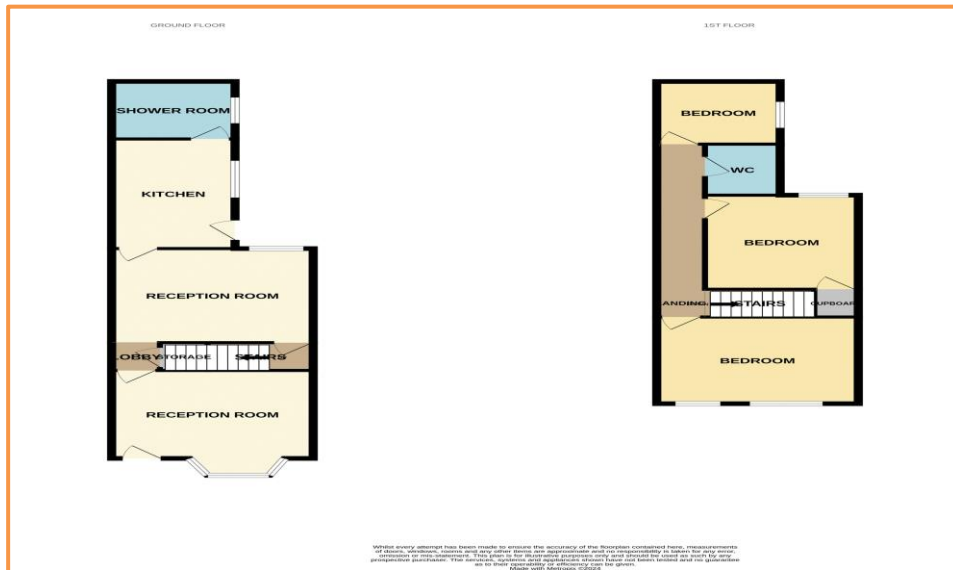
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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