



Rudge Close,
Willenhall, WV12 4DW

SKITTS
ESTATE AGENTS

Accommodation description

A three bedroom end terraced house located just off Stroud Avenue being close to local schools and amenities. Ideally suited to first time buyers and young families. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, kitchen, rear hall, lounge/dining room, conservatory, modern bathroom, front, rear and side garden. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING.

Entrance Hall: having composite front entrance door, under stairs cupboard, doors leading off to living room and to:

Kitchen: 14' 1" x 7' 9" (4.29m x 2.35m) having a range of fitted base units with work surfaces over, inset one and a half bowl sink and drainer unit, range style cooker, electric oven, gas hob and extractor hood, plumbing for dishwasher, uPVC double glazed bay window to the front, tiled floor, radiator, opening to:

Rear Hall: having radiator, uPVC double glazed door leading to the rear garden, uPVC double glazed window to the rear, stairs leading to the first floor level, door to:

Lounge/Diner: 20' 10" x 10' 0" (6.34m x 3.05m) having fireplace with living flame gas fire, uPVC double glazed bay window to the front, radiator, uPVC double glazed French style doors leading to:

Conservatory: 9' 5" x 8' 10" (2.87m x 2.70m) having uPVC double glazed windows, door leading to the garden, laminate flooring, radiator

On The First Floor

Landing: having laminate flooring, doors leading off to:

Bedroom One: 13' 11" x 10' 1" max (4.23m x 3.08m) having built in wardrobes, radiator, laminate flooring, uPVC double glazed window to the rear

Bedroom Two: 13' 5" x 7' 11" (4.08m x 2.42m) having built in single wardrobe, laminate flooring, uPVC double glazed window to the rear, access to loft storage area

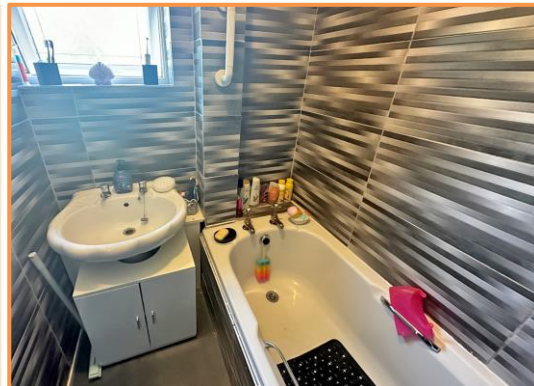
Bedroom Three: 10' 1" x 6' 8" (3.07m x 2.02m) having uPVC double glazed window to the front, radiator

Bathroom: 6' 0" x 4' 8" (1.82m x 1.42m) having suite comprising panelled bath with electric shower over, pedestal wash hand basin, radiator, obscure uPVC double glazed window to the front, tiled walls

Separate W.C.: having obscure uPVC double glazed window to the front, W.C., radiator

Outside: enclosed fenced garden to the rear with paved garden, outside tap, double gates to rear, outbuilding with

plumbing for washing machine. Gate to side garden being laid to lawn and fenced. Lawned foregarden with dwarf fence and paved pathway to front





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: A

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.

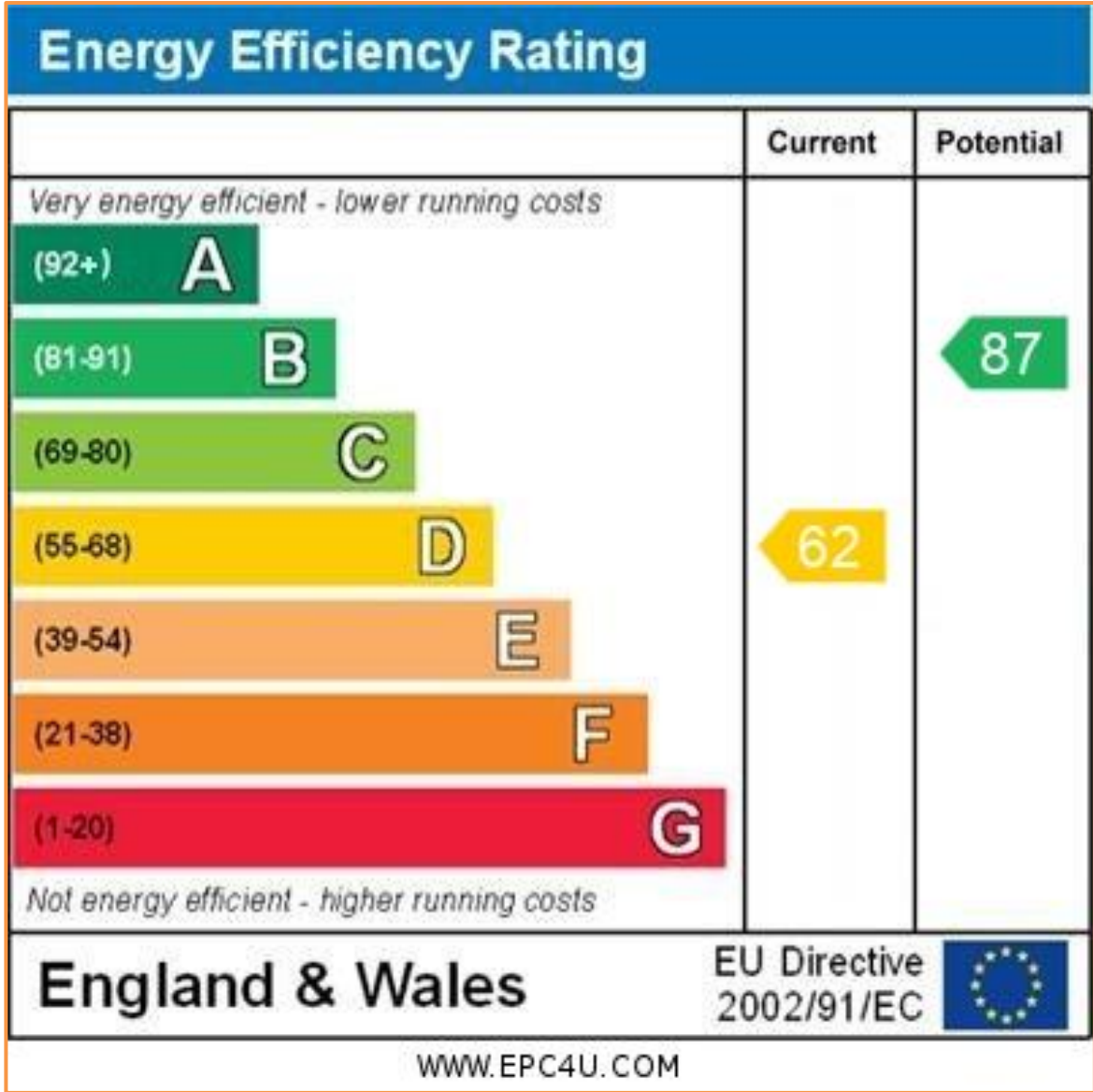
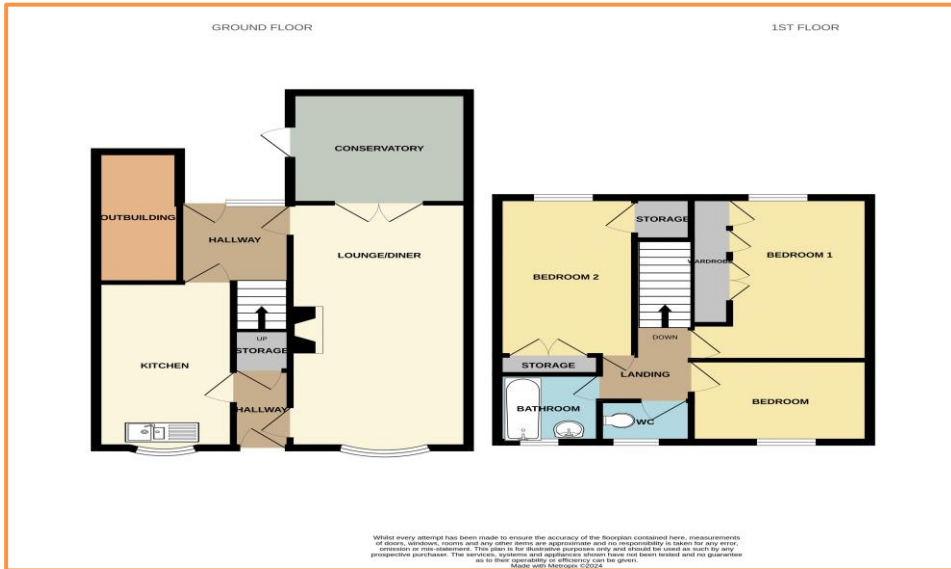
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£175,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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