



Church Road, Short Heath

Willenhall, WV12 5PT

SKITTS
ESTATE AGENTS

Accommodation description

A unique opportunity to acquire a traditional three bedroom double fronted detached property situated in the Short Heath area of Willenhall. Offering easy access to local schools and amenities, this property is ideal for families and those looking to invest in a home with great potential. A full width lounge featuring two charming fireplaces provides an inviting atmosphere for family gatherings, the kitchen/dining room offers ample space for cooking and dining and a ground shower room adds to the convenience. To the first floor there are three well proportioned bedrooms and a first floor family bathroom serving the household with ease. There are front and rear gardens, garage and driveway which affords storage and off road parking. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Full Width Lounge: 27' 0" x 12' 2" (8.23m x 3.71m) having front entrance door, two double glazed windows, two brick built fireplaces,, two radiators, open plan staircase to the first floor, opening to:

Kitchen / Dining Room: 18' 1" x 8' 6" (5.50m x 2.60m)
Kitchen Area: having a range of fitted wall and base

cupboard units with work surfaces over, integrated oven, gas hob and extractor fan above, integrated dishwasher, inset sink and drainer unit, double glazed window to the rear, door leading to the rear garden. Dining Area: having brick built fireplace with back boiler fire, door leading to:

Downstairs Shower Room: 7' 5" x 7' 1" (2.27m x 2.17m) having suite comprising shower cubicle, low flush W.C.. and wash hand basin set into vanity unit, radiator, double glazed window to the side

On The First Floor

Landing: having radiator, doors leading off to:

Bedroom One: 12' 2" x 10' 11" (3.71m x 3.33m) having double glazed windows to the front and rear, built in wardrobes, radiator, walk in cupboard with double glazed window to the front and access to loft storage area

Bedroom Two: 12' 0" x 12' 0" (3.67m x 3.66m) having double glazed window to the front, radiator

Bedroom Three: 9' 10" x 9' 2" (2.99m x 2.79m) having double glazed window to the side, radiator

Bathroom: having suite comprising panelled bath, low flush W.C., wash hand basin, radiator, airing cupboard,, double glazed window

Outside: having enclosed rear garden with patio and outbuildings. Driveway to the front leading to:

Garage: 19' 8" x 10' 2" min (6.00m x 3.11m) having double doors to the front, single glazed window to the side and rear, power points, strip lights and door leading to the rear garden

Outside Laundry: 11' 7" x 5' 4" (3.52m x 1.63m) having sink and drainer unit, plumbing for washing machine, cold water tap, single glazed window to the side and rear





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: 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.

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.

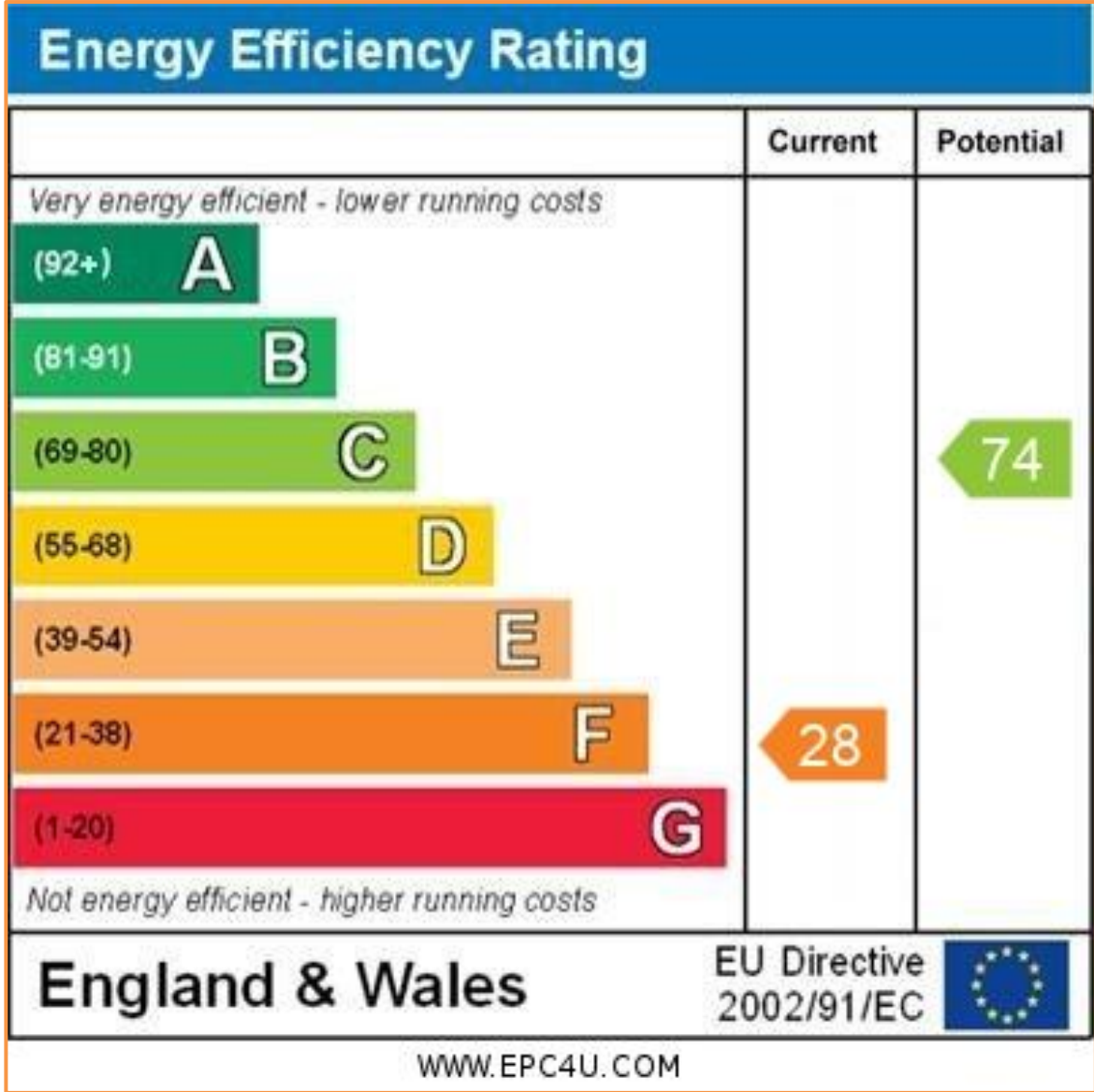
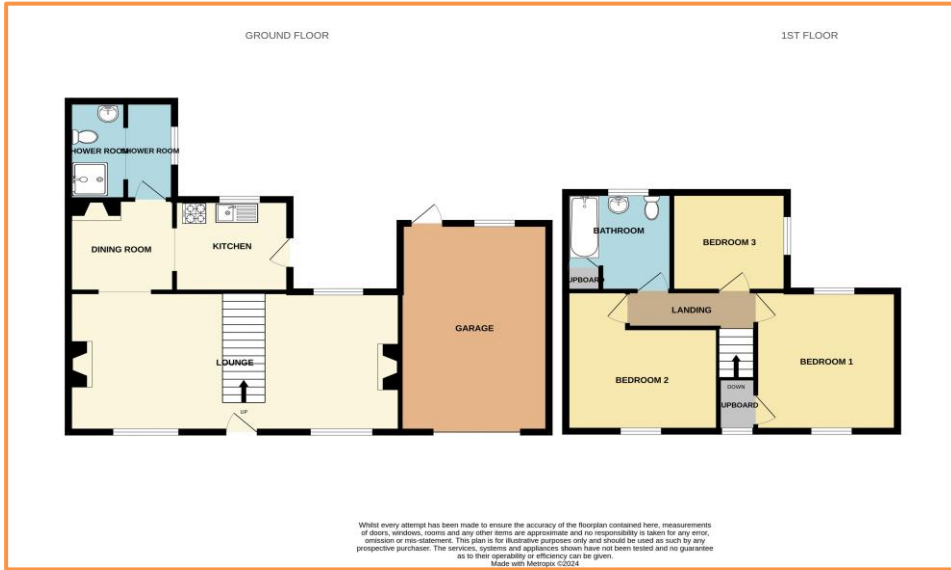
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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