



Princethorpe Road,
Willenhall, WV13 2LD

SKITTS
ESTATE AGENTS

Accommodation description

****A stunning three bedroom three storey semi-detached house which has undergone modernisation by the present owners. No chain. Benefits from upvc double glazing and gas radiator central heating. Comprises of reception hall, downstairs w.c., open plan refitted kitchen/diner/sitting room with built-in appliances and feature wood burner, french doors opening onto a landscaped rear garden ideal for entertaining, first floor lounge, bedroom 3, second floor master bedroom with refitted en-suite shower room, separate refitted family bathroom and bedroom 2. There is a single detached garage and driveway located to the rear. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Entrance Hall having composite front entrance door, uPVC double glazed window to the front, tiled floor, stairs leading to the first floor level, doors leading off to kitchen/diner and to:

Downstairs W.C.: having a low flush W.C., wash hand basin, radiator, tiled floor, extractor fan

Kitchen/Sitting/Dining Room: 21' 0" max 10' 0" min x 15' 3" max 8' 6" min (6.41m max 3.05m min x 4.66m max 2.58m min) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space for range style cooker with cookerhood above, integrated appliances including dishwasher, washer/dryer, refrigerator and freezer, uPVC double glazed window to the side and to the rear, under stairs cupboard, tiled floor, wood burner, radiator, uPVC double glazed French style doors leading to the rear garden

On The First Floor

Landing: having uPVC double glazed window to the front, radiator, stairs leading to the second floor level, doors leading off to:

Lounge: 15' 4" x 10' 0" (4.67m x 3.05m) having uPVC double glazed windows with 'Juliet' balcony to the rear, radiator, fireplace with electric fire

Bedroom Three: 10' 8" x 8' 6" (3.24m x 2.60m) having uPVC double glazed window to the front, radiator

On The Second Floor

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

Bedroom One: 11' 1" x 10' 2" (3.39m x 3.11m) having uPVC double glazed window to the rear, built in wardrobes, radiator, door to:

Refitted Ensuite Shower Room: 7' 1" x 3' 10" (2.17m x 1.18m) having double shower cubicle with fitted shower, wash hand basin in vanity unit, low flush W.C., heated towel rail, uPVC double glazed window to the rear, extractor fan

Bedroom Two: 12' 1" x 7' 2" (3.69m x 2.19m) having two uPVC double glazed windows to the front, built in cupboard, radiator

Refitted Bathroom: 6' 4" x 6' 2" (1.92m x 1.89m) having suite comprising freestanding bath, wash hand basin set in vanity unit, low flush W.C., uPVC double glazed window to the side, extractor fan, heated towel rail

Outside: having enclosed walled garden to the rear with paved patio, lawn, flower and shrub borders, side gated access. Courtyard area to the front with two wrought iron gates, dwarf wall boundary, outside light and cold water tap

Single Detached Garage: having up and over door to the front, light and power points





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: C

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.

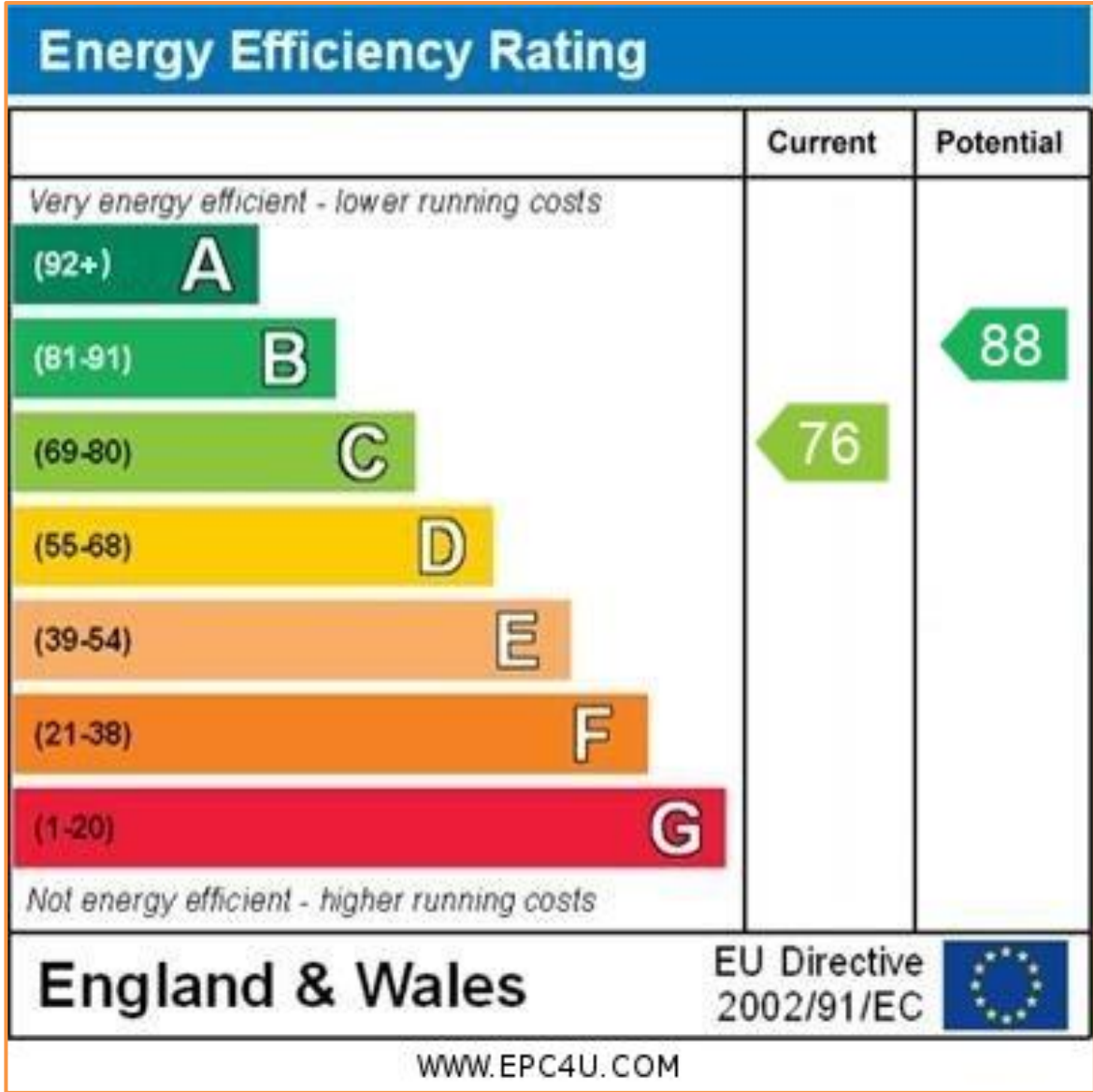
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £260,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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