



Orchard Close,
Willenhall, WV13 2EW

£175,000



Grab this three bedroom house quick! This end terraced property offers three bedrooms plus loft space, bathroom, lounge/diner and fitted kitchen, whilst outside there are low maintenance garden to front and rear. Located to this cul de sac just off Wolverhampton Road and providing easy access to local commuter routes, M6 junction 10 and Black Country route. The property is offered with no upward chain

Porch: having front door in

Hall: having door in, double glazed window to the front, radiator, stairs leading to the first floor

Lounge: 16' 4" x 15' 0" *excluding staircase (4.97m x 4.56m)* having double glazed window to the rear, double glazed door leading to the garden

Kitchen: 9' 5" x 9' 2" *(2.86m x 2.80m)* having a range of wall mounted cupboards and base level units, built in oven, hob and extractor hood, inset stainless steel sink and drainer unit, radiator, double glazed window to the front, access to storage cupboard

On The First Floor

Landing: having access to loft storage area, airing cupboard housing the central heating boiler, doors leading off to:

Bedroom One: 11' 1" x 9' 2" *(3.37m x 2.79m)* having double glazed window to the front, built in storage

Bedroom Two: 13' 5" x 9' 2" *(4.08m x 2.80m)* having double glazed window to the rear, stairs to loft space

Bedroom Three: 7' 8" x 5' 7" *(2.33m x 1.70m)* having double glazed window to the rear, radiator

Bathroom: 8' 1" x 5' 6" *(2.46m x 1.68m)* having double glazed window to the front, suite comprising bath with electric shower over, W.C., wash hand basin, radiator

Loft Space: 14' 10" x 14' 7" *(4.53m x 4.45m)* having double glazed roof light to front, ceiling spotlights

Outside: Front - low maintenance garden to front Rear - having low maintenance garden to the rear with slatted patio area, slate chippings and pathway to rear gate





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.

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.

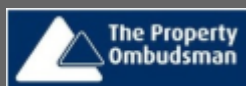




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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other facts 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 by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaplex C2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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