



Devon Road,
Willenhall, WV13 2RR

SKITTS
ESTATE AGENTS

Accommodation description

This impressive family home has been improved in recent years with upgraded bathroom and recently added conservatory. Internally this property has further potential yet offers comfortable living for a modern family or couple, with spacious open plan living space and three bedrooms to the first floor. Outside there is parking for two cars to the front and a landscaped rear garden with fruit trees (apples & pears) and mainly laid to lawn. This property is ideal for access to M6 Junction 10, Black Country route and nearby Willenhall or Bentley

Entrance Hall: having double glazed door to the front, two double glazed windows to the front, stairs leading to the first floor level, under stairs storage cupboard, radiator, laminate flooring

Lounge: *10' 10" into recess x 10' 10" excluding bay (3.31m x 3.29m)* having double glazed bay window to the front, TV point, brick fireplace, laminate flooring, open access to dining area

Dining Area: *10' 11" x 10' 11" into recess (3.34m x 3.33m)* having radiator, laminate flooring, double glazed patio doors leading to:

Conservatory: *8' 10" x 8' 4" (2.68m x 2.55m)* being of uPVC construction and having double glazed windows to the rear and side, double glazed French style doors leading to the garden

Kitchen: *10' 4" x 5' 5" (3.16m x 1.64m)* having a fitted kitchen comprising wall mounted cupboard and base units with work surfaces over, inset stainless steel sink and drainer unit, tiled splashbacks, built in oven, hob and cooker hood, space for washing machine, fridge/freezer, two double glazed windows to the side, door leading to the garden

On The First Floor

Landing: having doors leading off to:

Bedroom One: 10' 10" including bay x 8' 5" to wardrobe front (3.29m x 2.57m) having double glazed bay window to the front, fitted wardrobes, radiator, laminate flooring

Bedroom Two: 11' 0" x 10' 11" into recess (3.35m x 3.32m) having double glazed window to the rear, radiator, TV point, laminate flooring

Bedroom Three: 7' 1" x 6' 2" (2.15m x 1.87m) having double glazed window to the front, radiator, laminate flooring

Bathroom: 7' 3" x 5' 4" (2.22m x 1.62m) having suite comprising panelled bath with mains fed shower over and screen, vanity wash hand basin, W.C., extractor fan, double glazed window to the rear, chrome effect radiator, ceiling spot lights, laminate wall panels, access to loft storage area

Outside: having a tarmac driveway to the front with block paved edging. Pretty rear garden with raised patio and steps down to lawned garden with gravelled areas,

shrubs and fruit trees. Private and enclosed with gated side access and garden shed





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.

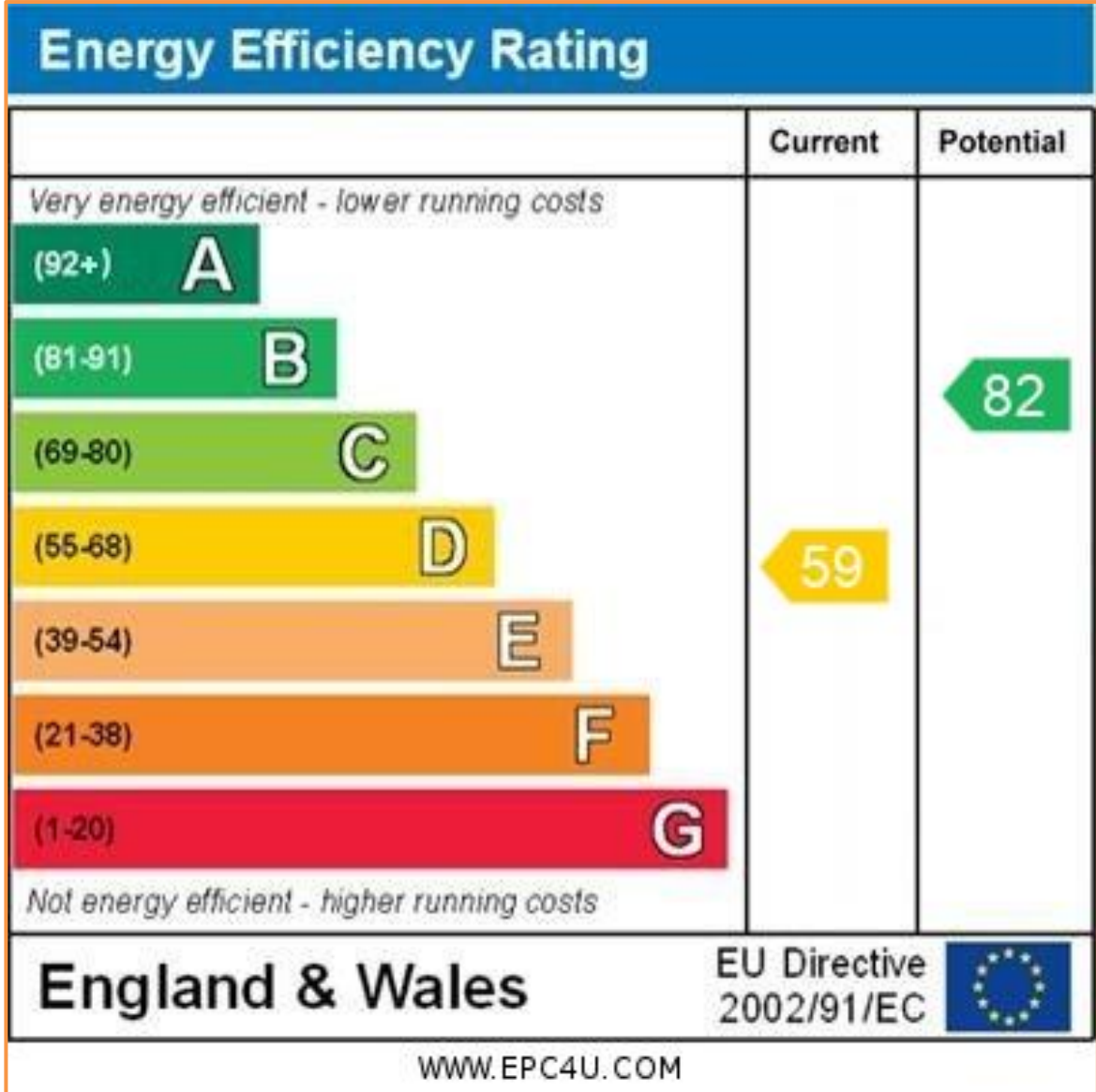
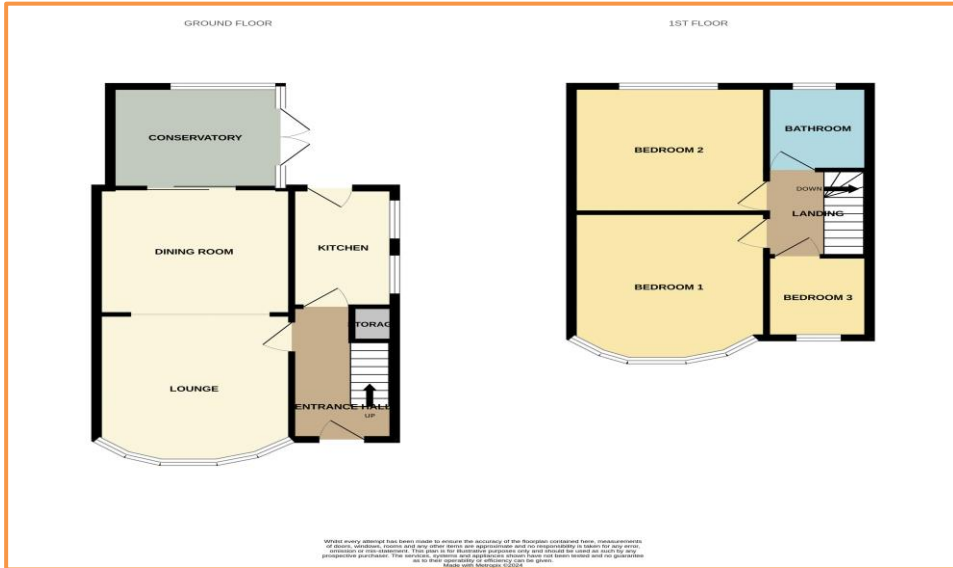
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in the Region Of £210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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