



Milford Avenue,
Willenhall, WV12 4NL

SKITTS
ESTATE AGENTS

Accommodation description

****A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE**** situated within easy reach of local schools and amenities. Being ideal for young families and first time buyers. Benefits from double glazing and gas radiator central heating. Comprises of entrance porch, reception hall, lounge, refitted kitchen/dining room with built-in double oven, hob and extractor hood, inner lobby, downstairs w.c., utility, three bedrooms, modern bathroom, mature rear garden and driveway affording off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Entrance Porch: having uPVC double glazed door and windows, wall light point, uPVC double glazed front entrance door leading to:

Entrance Hall: having stairs leading to the first floor level, laminate flooring, uPVC double glazed window to the front, radiator, part wooden panelling to walls, door leading to:

Lounge: 14' 8" x 11' 5" (4.46m x 3.47m) having uPVC double glazed window to the rear, radiator, laminate flooring, wall mounted electric fire, opening to:

Kitchen/Diner: 21' 5" x 9' 8" (6.53m x 2.94m) having a range of fitted white gloss wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, breakfast bar, double electric oven, induction hob and extractor hood, plumbing for washing machine, radiator, laminate flooring, two uPVC double glazed windows to the rear, uPVC double glazed door leading to:

Inner Lobby: having built in cupboards, power points, uPVC double glazed door and window

Downstairs W.C.: having obscure uPVC double glazed window to the side, low flush W.C.

Utility Room: 11' 0" max 5' 11" min x 7' 10" (3.36m max 1.81m min x 2.40m) having plumbing for washing machine,

wall and base cupboards, uPVC double glazed window to the rear

On The First Floor

Landing: having access to loft storage area, airing cupboard, part wooden panelling to walls, doors leading off to:

Bedroom One: *12' 7" x 9' 8" max (3.84m x 2.95m)* having built in cupboard, uPVC double glazed window to the rear, radiator

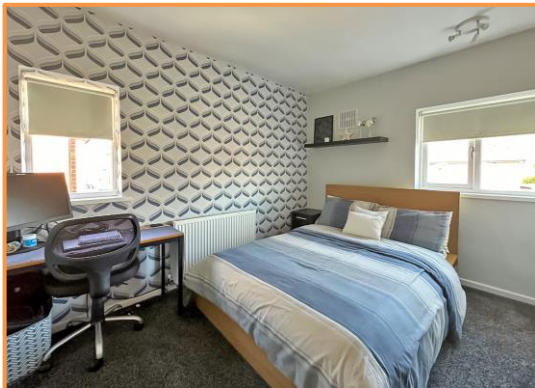
Bedroom Two: *11' 0" x 9' 0" (3.35m x 2.74m)* having uPVC double glazed window to the front and side, radiator

Bedroom Three: *12' 4" max x 7' 11" (3.77m x 2.42m)* having built in cupboard, uPVC double glazed window to the front, radiator

Bathroom: *8' 6" x 5' 6" (2.58m x 1.67m)* having suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, obscure uPVC double glazed window to the rear, radiator, extractor

Outside: having fully fenced enclosed garden to the rear with lawn, raised decking, artificial grass area, outside tap, summerhouse and side gated access

Single Garage: having up and over to the front (narrow access)





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: 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.

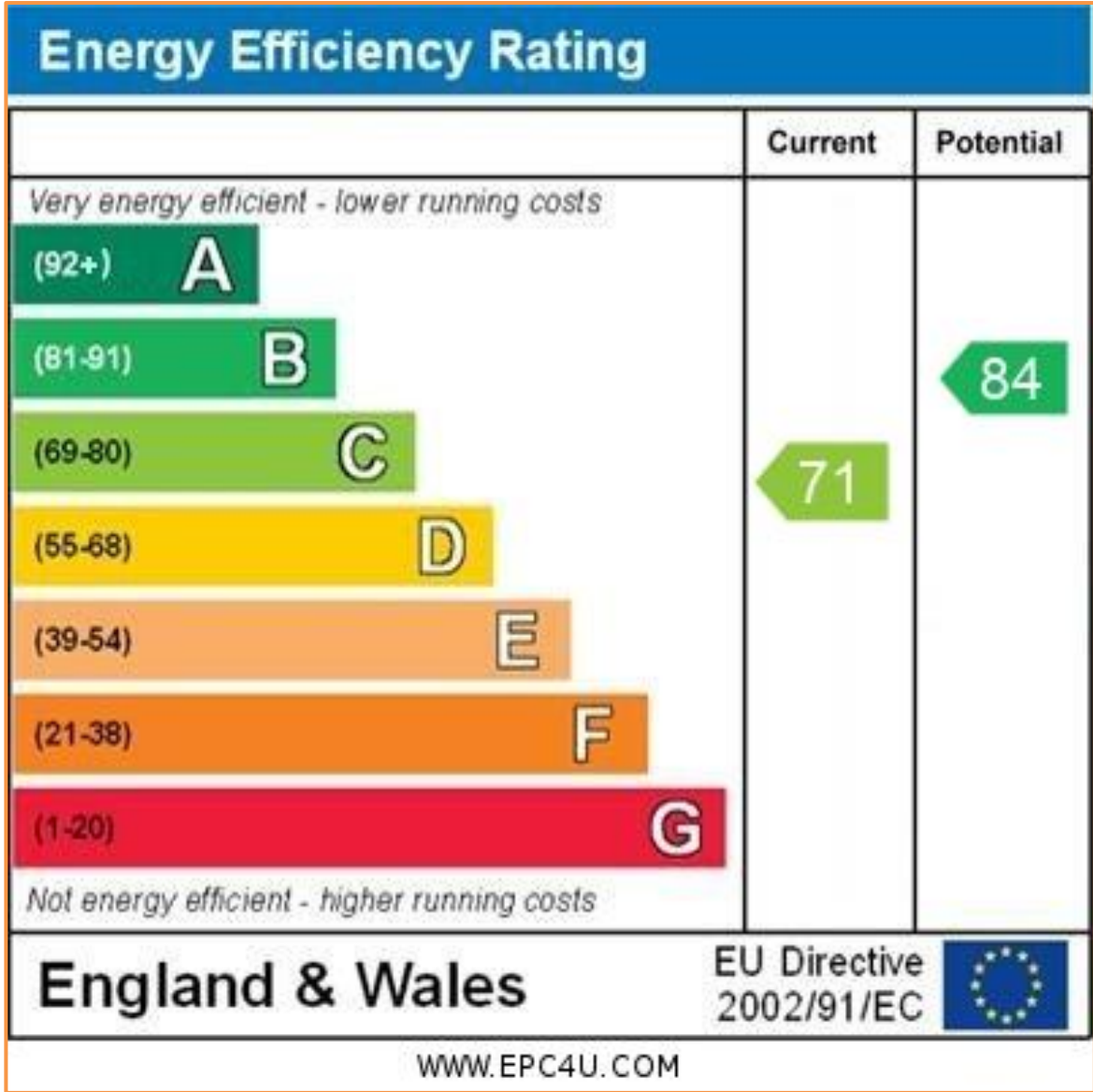
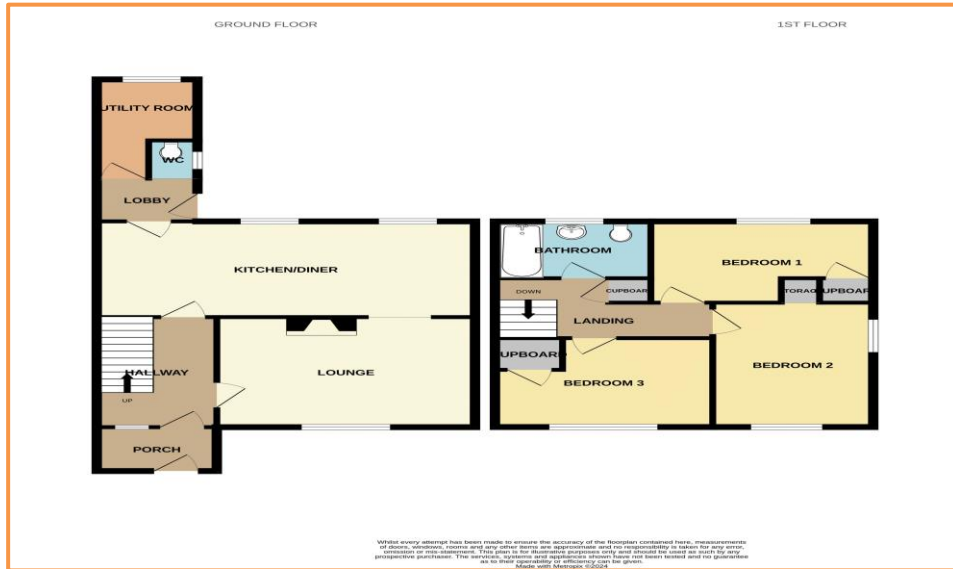
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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