



Browning Close,
Willenhall, WV12 5JA

SKITTS
ESTATE AGENTS

Accommodation description

****A Two Bedroom Mid Terraced House**** situated in a cul-de-sac location. Ideally located for local schools and amenities. Requires some modernisation. Ideal for first time buyers. Offers no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of reception hall, lounge/dining room, kitchen, covered side entrance, two double bedrooms, bathroom, front and rear gardens and communal parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Entrance Hall: having uPVC double glazed front entrance door, radiator, stairs leading to the first floor level, under stairs cupboard

Lounge: 19' 5" x 10' 11" (5.91m x 3.34m) having uPVC double glazed bow window to the front, uPVC double glazed window to the rear, fireplace with gas fire

Kitchen: 10' 11" x 7' 6" (3.34m x 2.29m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled

splashbacks, radiator, uPVC double glazed window to the rear, plumbing for washing machine, door leading to:

Covered Side Entrance: having part single glazed door to the front, wooden door leading to the rear garden

On The First Floor

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

Bedroom One: 15' 1" x 9' 5" (4.61m x 2.88m) having uPVC double glazed window to the front, radiator, over stairs cupboard

Bedroom Two: 11' 11" x 9' 9" (3.62m x 2.97m) having uPVC double glazed window to the rear, radiator, cupboard housing the boiler

Bathroom: 7' 3" max x 5' 11" (2.20m x 1.80m) having suite comprising panelled bath, wash hand basin, W.C., part tiled walls, obscure double glazed window to the rear, radiator

Outside: having enclosed fenced garden to the rear with lawn, paved patio, two brick outbuildings. Lawned foregarden with path to the front entrance



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: A

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.



£160,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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