



Five Oaks Road, Portobello
Willenhall, WV13 3JS

SKITTS
ESTATE AGENTS

Accommodation description

****An Extended Traditional Three Bedroom Semi-Detached House**** in need of modernisation. Offers no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of porch, reception hall, lounge/dining room, extended fitted kitchen with built in hob, oven & extractor, conservatory, bathroom, front and rear garden and driveway affording off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Entrance Porch: having uPVC double glazed doors, double glazed front entrance door leading to:

Entrance Hall: having radiator, stairs leading to the first floor, under stairs storage cupboard with double glazed window to the side

Lounge/Dining Room: 25' 2" x 10' 5" max (7.67m x 3.17m) having brick fireplace with gas point, two radiators, uPVC double glazed bay window to the front, sliding double glazed doors leading to Conservatory

Extended Kitchen: 15' 7" x 6' 0" (4.76m x 1.84m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splash backs, built in electric oven, gas hob and extractor hood above, cupboard housing "Worcester" condensing boiler, uPVC double glazed door to the side, radiator, bi-fold door leading to:

Conservatory: 9' 3" x 7' 6" (2.83m x 2.28m) having uPVC double glazed windows to the rear, uPVC double glazed door leading to the rear garden

On The First Floor

Landing: having doors leading off to:

Bedroom One: 13' 1" into bay x 10' 0" (4.00m x 3.04m) having uPVC double glazed bay window to the front, radiator

Bedroom Two: 11' 10" x 10' 0" (3.60m x 3.04m) having uPVC double glazed window to the rear, radiator, built in wardrobes

Bedroom Three: 8' 1" x 6' 2" (2.47m x 1.87m) having uPVC double glazed window to the front, radiator, laminate flooring

Bathroom: having suite comprising panelled bath, separate corner shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., radiator, tiled walls and floor, obscure uPVC double glazed window to the rear, shaver point

Outside: enclosed fenced garden to the rear with lawns, outside tap and side gated access. To the front the garden is laid to lawn with gated driveway.



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: TBC

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.



£210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of objects, materials, fixtures and fittings shown herein are approximate and are not guaranteed to be exact. The purchaser is advised to verify all measurements and specifications shown herein and to satisfy themselves as to their accuracy. The purchaser is advised to verify all measurements and specifications shown herein and to satisfy themselves as to their accuracy. The purchaser is advised to verify all measurements and specifications shown herein and to satisfy themselves as to their accuracy.

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