



Keysmith Close,
Willenhall, WV13 2QG

SKITTS
ESTATE AGENTS

Accommodation description

****A Modern Two Bedroom First Floor Apartment**** situated within easy reach of local schools and amenities. Ideally suited to first time buyers and professionals alike. Benefits from gas radiator central heating and double glazing. Comprises of communal entrance with intercom system with stairs leading to the first floor, reception hall which leads to a lounge/dining room, fitted kitchen with built-in hob, oven, extractor, fridge/freezer, and washing machine, bathroom with bath and separate shower cubicle which is accessed via the hallway and from the main bedroom. Externally there is a secure gated car park with one allocated parking space plus visitor parking.

Communal Entrance:

Entrance Hall:

Lounge/Diner: 22' 6" x 10' 8" (6.86m x 3.25m)

Kitchen: 8' 9" x 7' 4" (2.67m x 2.24m)

Bedroom 1: 11' 10" x 11' 5" (3.60m x 3.49m)

Bedroom 2: 9' 1" x 8' 10" (2.77m x 2.68m)

Bathroom: 9' 3" x 6' 9" (2.81m x 2.07m)

Agents Note: Service Charge £150 per calendar month, ground rent £150 per annum and there is 979 years remaining on the lease.



General information

TENURE: Leasehold. 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.**

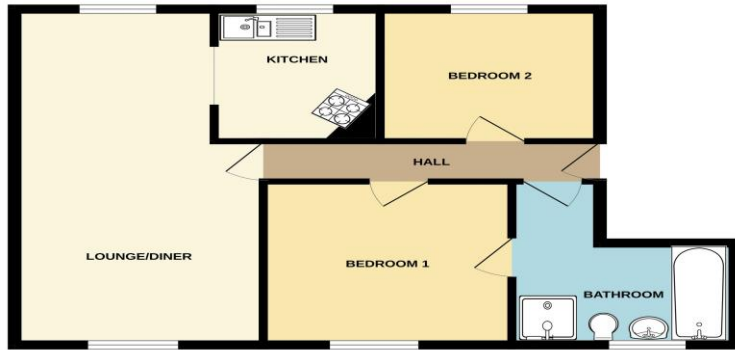
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£115,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and floor space levels and dimensions and responsibility is taken by any other person to the extent of the requirements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, equipment and appliances shown here are not tested and no guarantee is given as to their condition or operation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(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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