



Hill Street,
Essington, WV11 2BW

SKITTS
ESTATE AGENTS

Accommodation description

A three-bedroom semi-detached property on Hill Street, Essington offering a fantastic opportunity for renovation and modernisation. This spacious home is a blank canvas, making it ideal for investors, first-time buyers, or small families looking to put their own stamp on a property. Located in a sought-after residential area, this home offers great potential to create a stunning family residence. Upon approach, the property is enclosed by a picket fence and gated entrance, with a front garden and driveway providing off-road parking. Stepping through the porch and into the entrance hall, the layout splits the house into two sections. The staircase to the first floor is centrally positioned, dividing the living and kitchen areas. To the right-hand side of the property, you'll find the double-length lounge, a standout feature of this home. The room benefits from a large bay window to the front, allowing in plenty of natural light, and patio doors at the rear, which lead into the conservatory. The conservatory offers stunning garden views and direct access to the outdoor space via double patio doors. On the left-hand side, the property boasts a spacious kitchen diner, fitted with kitchen cupboards and dual-aspect windows—one facing the front and another at the side, ensuring a bright and airy feel. A built-in storage cupboard adds extra practicality. From the kitchen, a glazed door leads to the rear of the property, where you'll find a downstairs WC, an additional storage cupboard, and access to the rear garden. The garden is a true

highlight, offering breathtaking views and a large plot of land, providing ample opportunities for extensions, landscaping, and modernisation. The outdoor space includes a shed and a small patio area, making it a versatile and desirable feature of this home. Moving upstairs, the first floor houses three bedrooms and the main bathroom. The main bathroom is equipped with a bathtub, overhead shower, WC, and vanity sink unit. The main bedroom, located at the front of the property, features a large window overlooking the front garden and inset storage cupboards. The second bedroom, also positioned at the front, includes multiple inset cupboards and a front-facing window. The third bedroom, located at the rear, offers stunning garden views through a well-positioned window. This semi-detached home presents a rare opportunity to transform a property into a dream family home. Whether you're looking to modernise, extend, or completely refurbish, this house offers exceptional potential in a fantastic location.

Entrance Porch

Hallway

Lounge: 15' 8" x 11' 4" (4.78m x 3.45m)

Conservatory: 8' 3" x 8' 2" (2.51m x 2.50m)

Kitchen: 12' 2" x 6' 7" (3.71m x 2.01m)

Dining Room: 8' 7" x 3' 11" (2.61m x 1.19m)

Inner Hallway

Ground Floor W.C.

On The First Floor

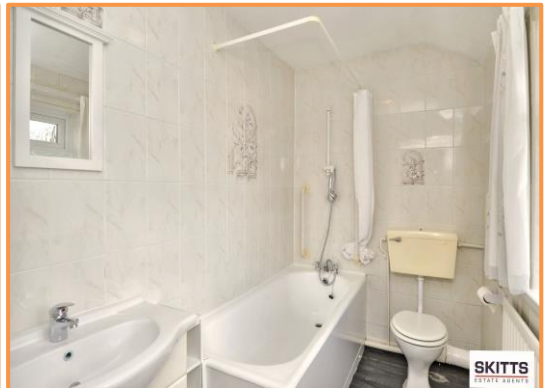
Landing

Main Bedroom: 10' 10" x 9' 2" (3.29m x 2.79m)

Bedroom Two: 10' 1" x 10' 0" (3.08m x 3.05m)

Bedroom Three: 8' 5" x 7' 9" (2.57m x 2.35m)

Bathroom: 8' 4" x 5' 3" (2.53m x 1.60m)





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: 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.

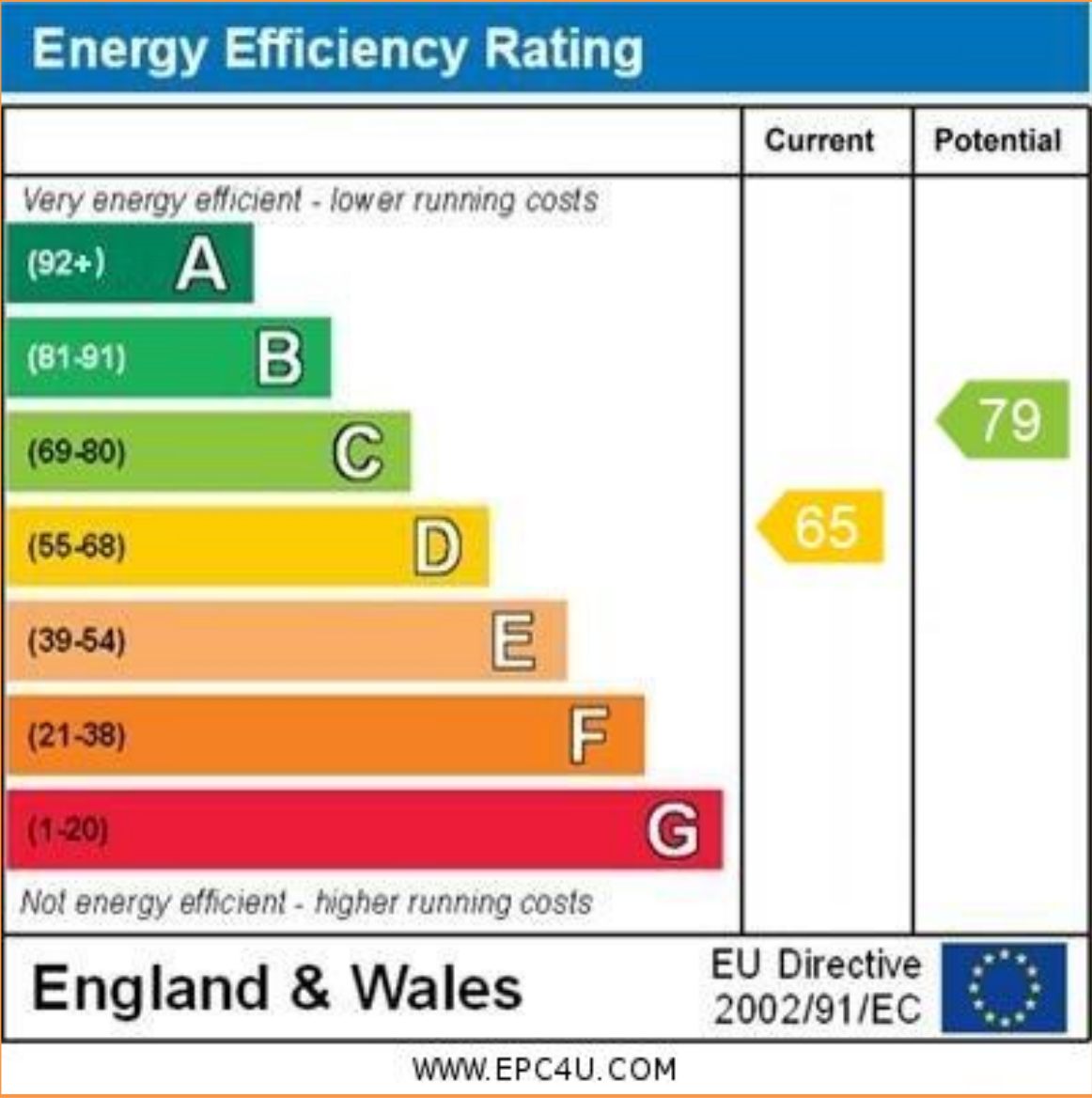
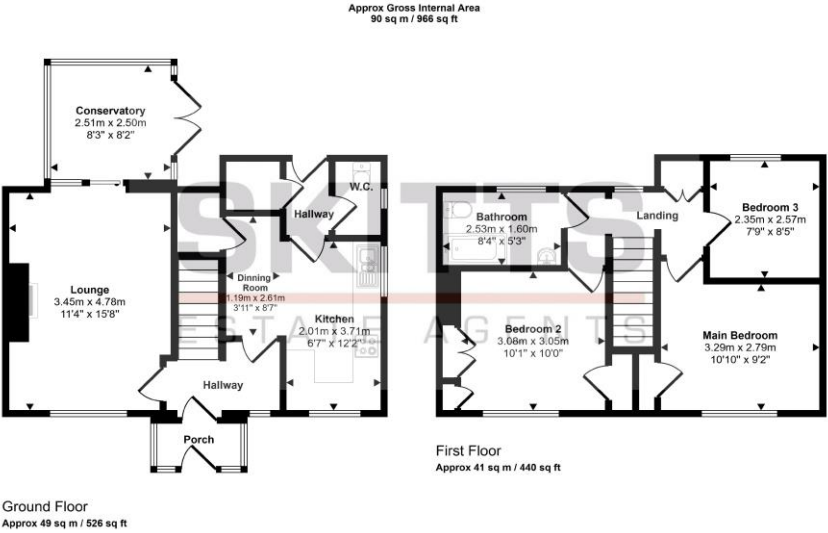
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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