



SKITTS
ESTATE AGENTS

Birches Rise,
Willenhall, WV13 2DB

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Accommodation description

A well-maintained three-bedroom semi-detached home, tucked away on a quiet residential street in the heart of Willenhall. Offering a spacious and versatile layout, this property is perfect for first-time buyers, small families, or investors looking for a home in a well-connected and peaceful location. The property is set back from the road, boasting a long driveway and neatly landscaped frontage, complete with a path leading to the entrance. Stepping inside, you are welcomed by a porch area, which includes a pantry-style storage cupboard, ideal for additional household essentials. From here, the entrance hall provides access to all ground-floor rooms, setting the tone for the home's clever wraparound design, which allows easy flow between living spaces. To the rear of the property, the lounge area is a bright and inviting space, with a large window overlooking the rear garden. This room is perfect for relaxing or entertaining, offering a peaceful setting with plenty of natural light. Additionally, there is an internal entrance hall that leads directly to the rear garden, providing convenient outdoor access. The kitchen diner is a versatile and well-sized space, benefiting from dual-aspect windows that allow for plenty of natural light. The kitchen area, located at the front, is equipped with fitted cupboards, worktop space, a sink, and integrated appliances. The rear of the room currently serves as a TV area, but could easily function as a dedicated dining space, providing flexibility to

suit a variety of lifestyles. The entrance hall also connects back to this room, ensuring easy access to the rear garden. Stepping outside, the rear garden is low maintenance, featuring a combination of paved and stone-chipped areas, making it perfect for those seeking an easy-to-care-for outdoor space. The garden also includes two sheds for storage, as well as a side gate providing convenient access to both the front and rear of the property. Moving upstairs, the first floor houses three bedrooms, a family bathroom, and a separate WC. The upstairs WC features a window and toilet unit, while the main bathroom is equipped with a bathtub, overhead shower with shower screen, sink, and a front-facing window. The main bedroom, located at the rear of the property, is generous in size, featuring a large window overlooking the garden. The second bedroom, also positioned at the rear, is a well-proportioned double room with another garden-facing window. The third bedroom, the smallest of the three, is again located at the rear and features a window with a garden view, making it an ideal guest room, nursery, or home office. This home has been well cared for and features a neutral, light-filled decor throughout, ensuring a bright and airy feel. With plenty of space and a practical layout, this property offers a fantastic opportunity to create a home tailored to your needs.

Entrance Porch

Storage Room

Hallway

Downstairs W.C.

Lounge: *12' 9" x 10' 11" (3.88m x 3.32m)*

Kitchen Diner: *19' 1" x 8' 1" (5.81m x 2.46m)*

On The First Floor

Landing

Main Bedroom: *12' 7" x 8' 11" (3.83m x 2.73m)*

Bedroom Two: *12' 8" x 7' 10" (3.87m x 2.40m)*

Bathroom: *5' 11" x 5' 2" (1.80m x 1.58m)*

W.C.





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.**

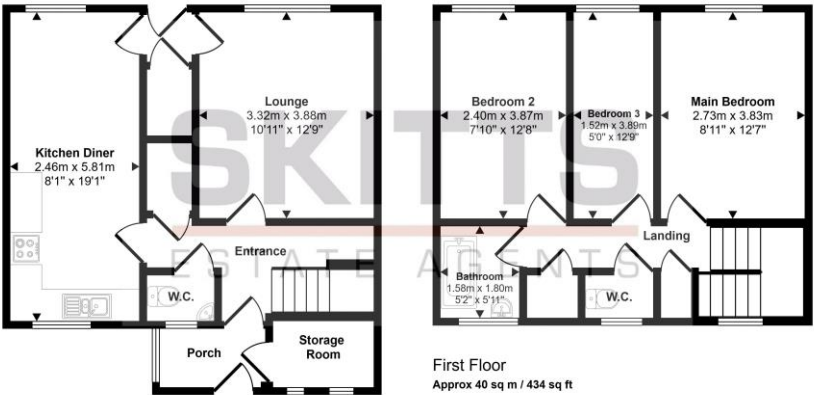
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN


Approx Gross Internal Area
85 sq m / 918 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft

First Floor
Approx 40 sq m / 434 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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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