



**St. Annes Road,**  
Willenhall, WV13 1ED

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*\* MINING REPORT AVAILABLE \*\*\* CASH OFFERS \*\*\*** Located on a popular residential road, this two-bedroom terraced property offers generous living space, a long rear garden, and convenient access to local amenities—ideal for first-time buyers, couples, or investors. As you enter the property, you are welcomed into a spacious lounge featuring a large bay window that fills the room with natural light. The lounge flows through to a good-sized dining room, which provides access to both the first floor and the kitchen. The kitchen is a galley-style layout situated at the rear of the property, with a window overlooking the garden and a rear door giving direct access to the outside space. Upstairs, the property comprises two bedrooms and a spacious main bathroom. The main bedroom is positioned at the front of the property and benefits from a large window, while the second bedroom overlooks the rear garden and includes a handy inset cupboard. The bathroom is generous in size and fitted with a bath, WC, sink, and window for natural ventilation. The rear garden is a real highlight—split into two distinct areas. A paved courtyard sits directly behind the house, which then leads over a public access pathway to a long, grassed garden with a small decking area at the far end, perfect for relaxing or entertaining in the warmer months. Potential for off road parking to the rear via a shared access.

**Lounge:** 12' 8" x 12' 0" (3.85m x 3.67m)

**Dining Room:** 12' 7" x 11' 8" (3.84m x 3.56m)

**Kitchen:** 10' 0" x 7' 6" (3.05m x 2.29m)

**On The First Floor**

**Landing**

**Main Bedroom:** 12' 1" x 10' 11" (3.69m x 3.34m)

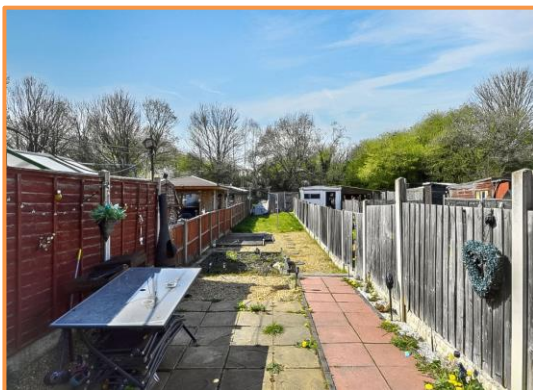
**Bedroom Two:** 12' 10" x 8' 11" (3.92m x 2.71m)

**Bathroom:** 9' 11" x 7' 7" (3.03m x 2.31m)

**BUYERS INFORMATION:** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.







# 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.**

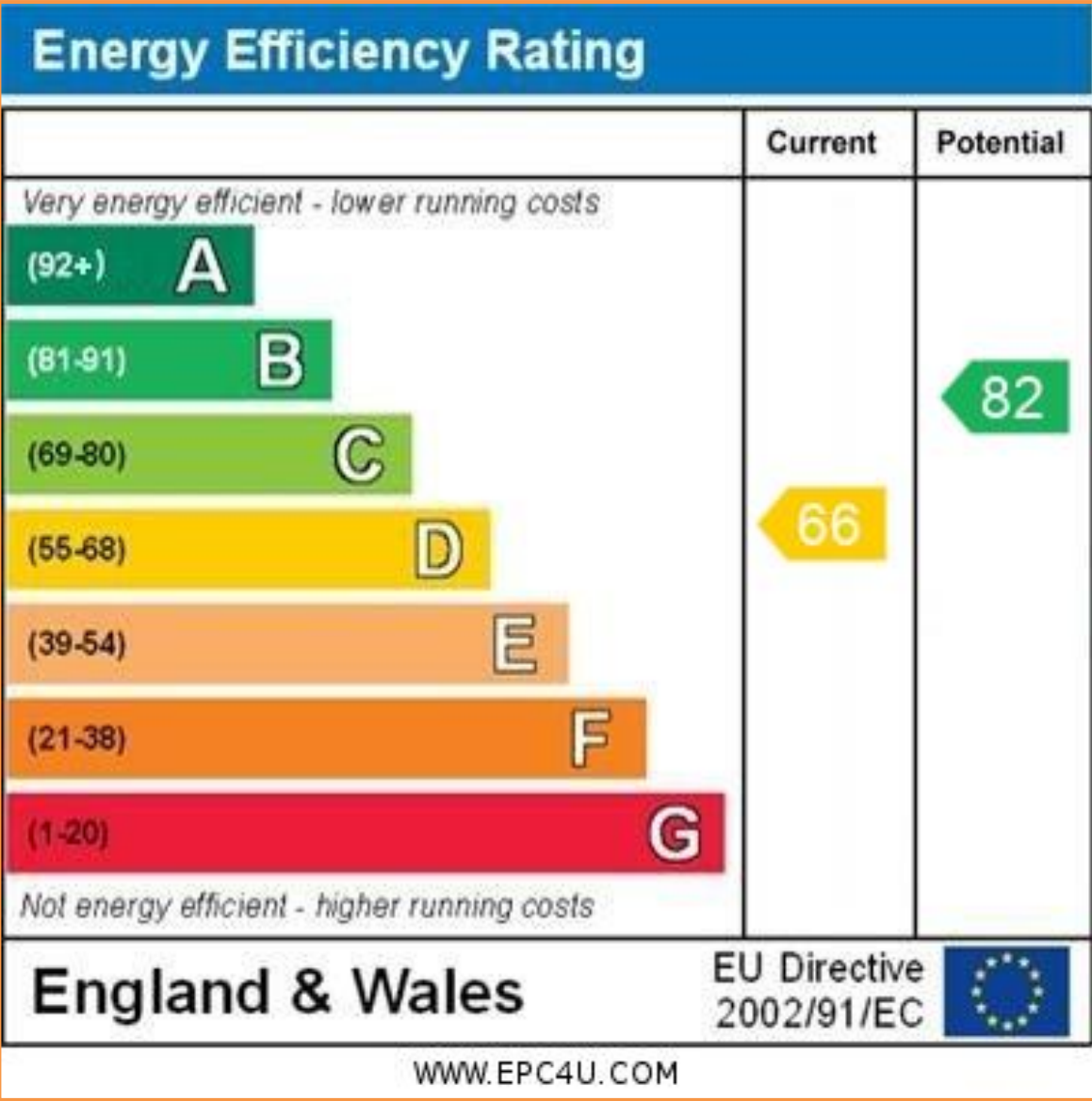
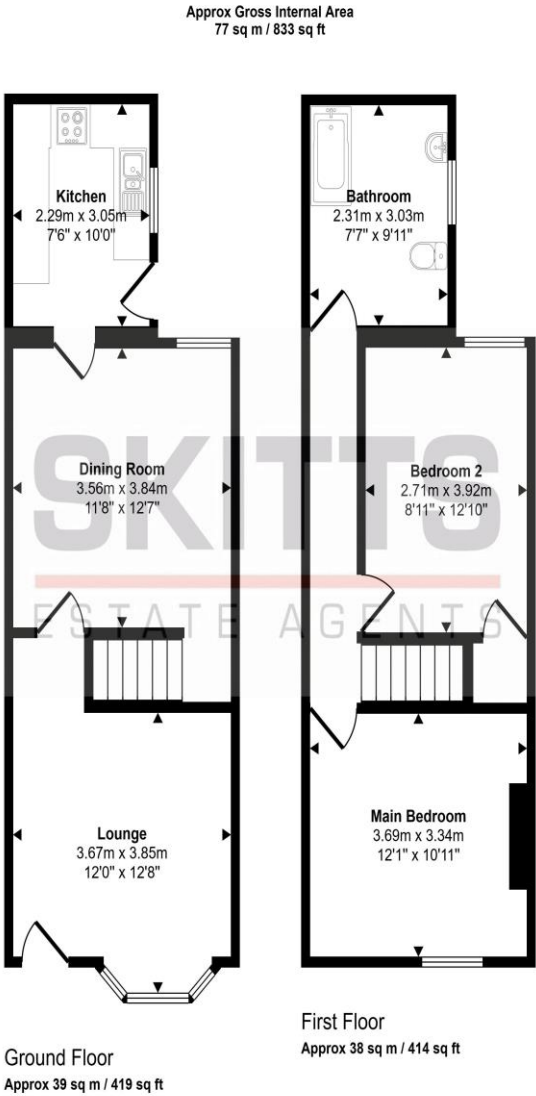
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



## Offers in the Region Of £120,000



ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)