



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

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**A Stunning Two-Bedroom Mid-Terrace - A Beautiful Blend of Period Charm and Contemporary Style** which has been sympathetically renovated to an exceptional standard, seamlessly combining some original period features with thoughtful modern touches. Every detail has been considered, resulting in a home full of charm, character, and comfort. As you step inside, you're welcomed into the first reception room, currently used as a formal dining space. This room proudly showcases fireplace and surround, original doors, and decorative light fittings, giving a warm and authentic feel. From here, you enter the elegant lounge, accessible via the hallway and inset storage cupboard. The lounge features a beautiful cast iron fireplace, tall sash windows, high ceilings, and original coving, creating a sense of grandeur and timelessness. This space leads to the staircase to the first floor and into the kitchen. The kitchen is a long galley-style layout, tastefully fitted with modern units. High ceilings and a window overlooking the side courtyard add to the light and airy feel. There's ample cupboard space, and every inch has been finished with care and quality. Outside, the rear garden begins with a paved courtyard seating area to the side of the property—perfect for relaxing or entertaining. A private, enclosed space leads to a further lawned garden and a charming wooden cabin at the far end, offering potential for a home office, studio, or retreat. Upstairs, the property offers two generously sized bedrooms and a truly special bathroom. The main bedroom features dual sash windows, a cast iron fireplace with ornate surround, and offers an impressive amount of space. The second bedroom, located at the rear, has a large sash window

overlooking the garden, an original fireplace, and a built-in storage cupboard. The bathroom is a showstopper, decorated with beautiful wall panelling and fitted with a freestanding roll-top bath, a traditional pull-chain WC, a separate shower, and sink. A large window floods the room with natural light, completing this luxurious space.

**Dining Room** 11' 11" x 11' 1" (3.64m x 3.38m)

**Lounge** 12' 2" x 11' 3" (3.70m x 3.44m)

**Kitchen:** 15' 10" x 6' 11" (4.83m x 2.10m)

### On The First Floor

#### Landing

**Main Bedroom:** 15' 11" x 11' 2" (4.85m x 3.40m)

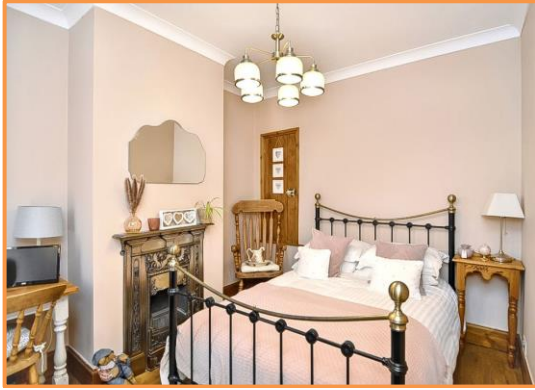
**Bedroom Two:** 11' 4" x 9' 3" (3.45m x 2.83m)

**Bathroom:** 9' 1" x 7' 4" (2.76m x 2.23m)









# 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.

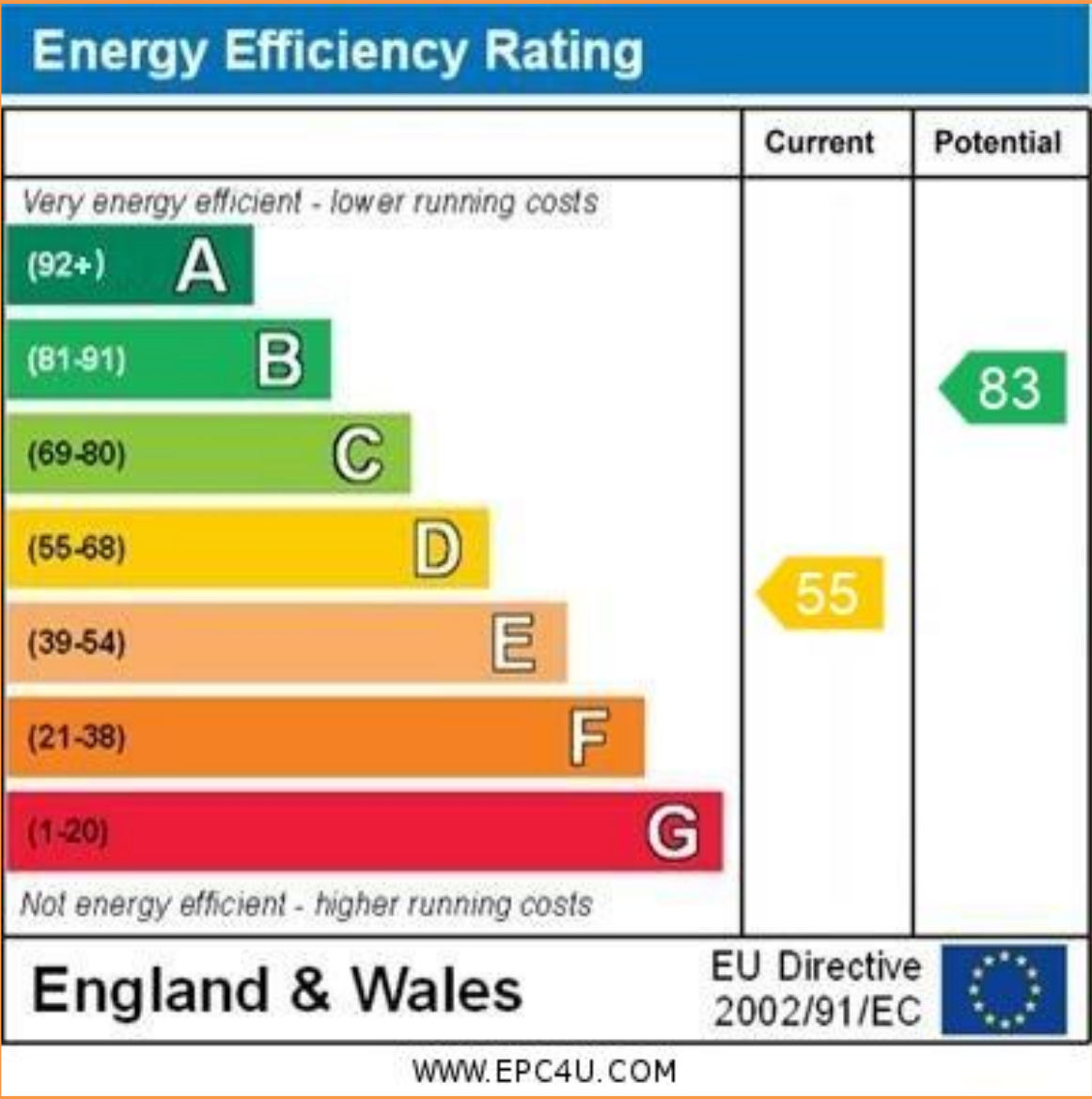
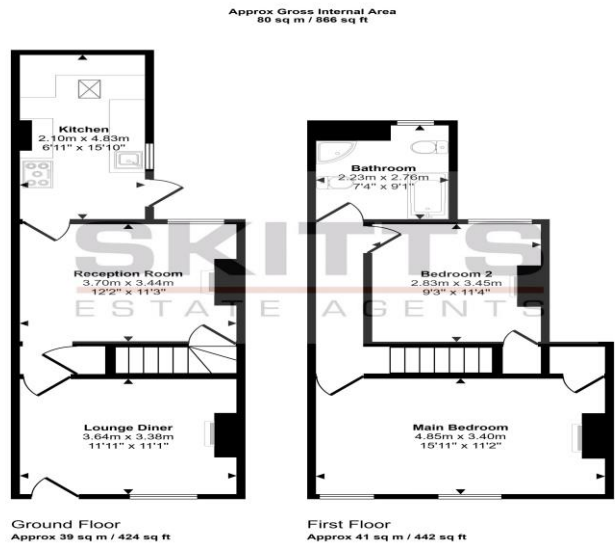
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £170,000**

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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