



**Tobruk Walk,**  
Willenhall, WV13 3UB

**SKITTS**  
ESTATE AGENTS

## Accommodation description

This newly renovated three-bedroom mid-terrace home, situated in a quiet residential area. This property benefits from communal on street parking to the rear and pedestrian-only access to the front via a public right of way, providing a private setting. The property has been recently refurbished to a high standard throughout, featuring brand new flooring, fresh decor, and thoughtfully updated fixtures and fittings. Upon entering, you're welcomed by a spacious and bright hallway that offers access to all areas of the home. To the front of the property, you'll find a generous lounge, enhanced by a wide double window allowing in ample natural light, complemented by modern spotlights. Just off the hallway is a stylish downstairs shower room complete with a shower cubicle, WC, and wash basin. To the rear of the property, the kitchen has been newly fitted with contemporary units, sleek worktops, and modern finishes. The rear garden, accessible from the kitchen, is partly laid to patio and lawned, offering a low-maintenance outdoor space. Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom. The bathroom features a full-sized bath, WC, and sink, along with a large frosted window overlooking the rear garden. The main bedroom is a spacious double located at the front of the house, with two additional bedrooms—one front-facing and one rear-facing—also offering ample space and natural light. The landing also includes two inset storage cupboards for

added convenience. This home is move-in ready and ideal for families, first-time buyers, or investors alike. Please note the property is built of non standard timber framed construction.

### Entrance Hall

Lounge/Diner: 15' 5" x 10' 4" (4.69m x 3.16m)

Kitchen: 12' 5" x 10' 2" (3.79m x 3.09m)

Ground Floor Shower Room: 6' 4" x 5' 9" (1.93m x 1.75m)

### On The First Floor

#### Landing

Main Bedroom: 15' 4" x 10' 4" (4.67m x 3.15m)

**Bedroom Two:** 13' 0" x 8' 6" (3.96m x 2.58m)

**Bedroom Three:** 9' 11" x 7' 4" (3.02m x 2.24m)

**Bathroom:** 6' 9" x 5' 5" (2.05m x 1.66m)

**PLEASE NOTE:** 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: 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.

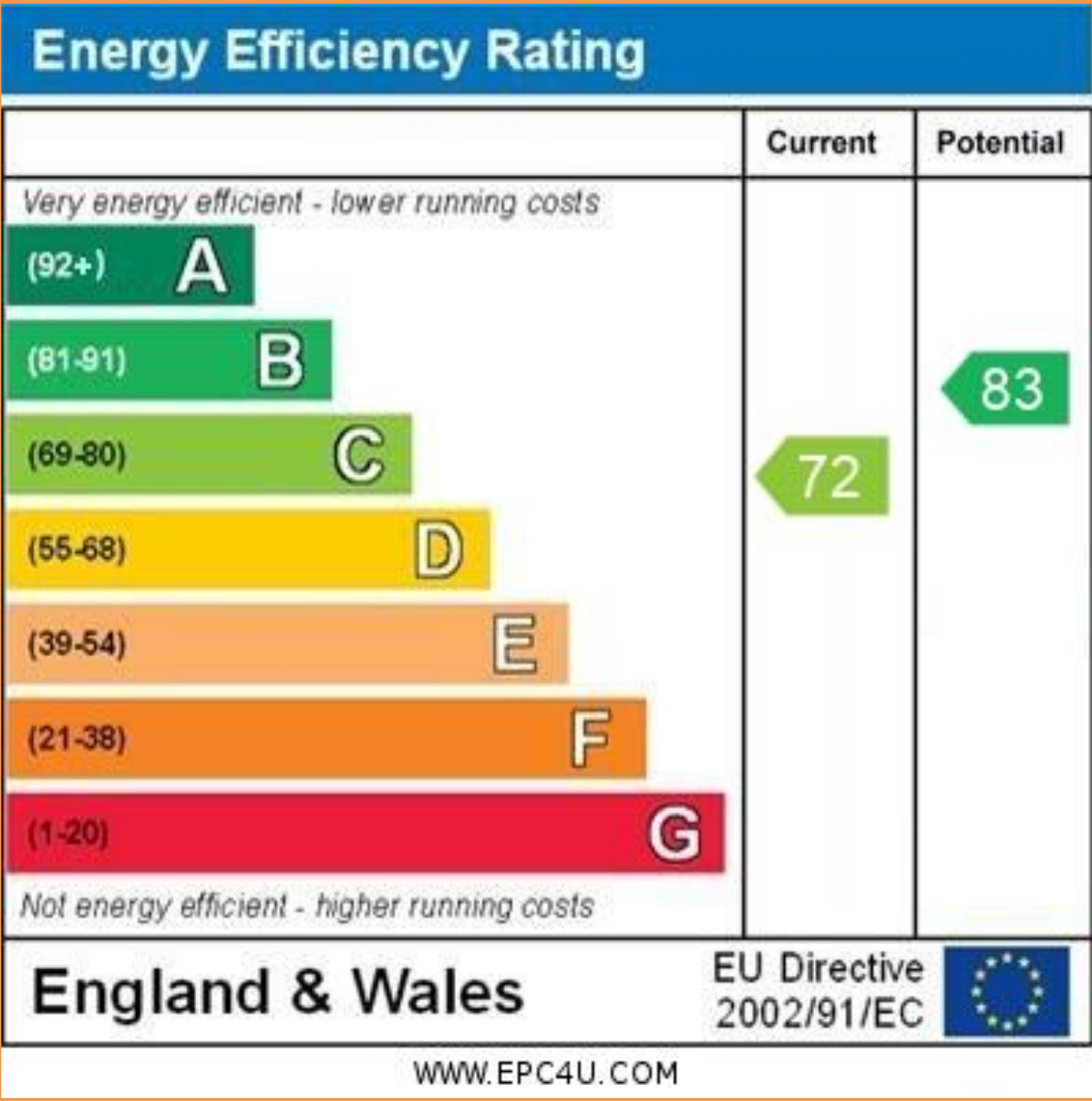
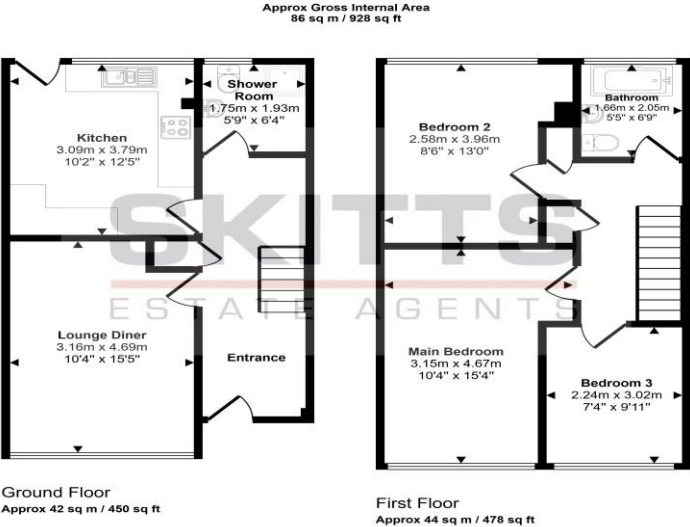
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£185,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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