



Ewhurst Close, Hadley Heath
Willenhall, WV13 3ED

SKITTS
ESTATE AGENTS

Accommodation description

A Well Presented Two Bedroom Semi-detached house situated on the popular Hadley Heath Estate in cul-de-sac location. Ideally suited to First Time Buyers. Within easy reach of local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, lounge with door leading to a fitted kitchen/dining room with built in hob and oven. To the first floor there are two bedrooms and a modern bathroom. Externally there are front and rear gardens, a driveway and garage affording off road parking.

Entrance Hall: having uPVC double glazed door to the front, radiator, stairs leading to the first floor level

Lounge: 13' 1" x 10' 3" (4.00m x 3.13m) having double glazed bow window to the front, radiator, laminate flooring

Kitchen/Diner: 13' 3" x 9' 5" (4.04m x 2.86m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset single drainer sink unit, built in electric oven, inset gas hob, plumbing for washing machine, wall mounted boiler, radiator, double glazed window to the rear, double glazed French style doors leading to the rear garden, under stairs storage cupboard, ceiling spot lights

On The First Floor

Landing: having access to loft storage area, airing cupboard, doors leading off to;

Bedroom One: 13' 3" max x 9' 4" (4.04m x 2.85m) having two double glazed windows to the front, double built in wardrobe, radiator

Bedroom Two: 9' 3" x 6' 9" (2.83m x 2.05m) having double glazed window to the rear, radiator, double built in wardrobe with mirrored fronts

Refitted Bathroom: having suite comprising panelled bath with electric shower over, low flush W.C., pedestal wash hand basin, fully tiled, chrome effect heated towel rail, double glazed window to the rear

Garage: having up and over door to the front, light, door leading to;

Utility: 7' 0" x 5' 1" (2.14m x 1.56m) having double glazed window to the rear, door leading to the rear garden

Outside: having enclosed rear garden with lawn, paved patio, fenced boundaries, cold water tap, shed. To the front there is a circular border with decorative slate in the centre, tarmac driveway providing off road parking.

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: B

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.



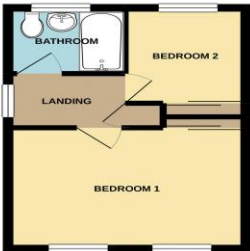
£195,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other parts and details should always be undertaken by the prospective purchaser. The contractor, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency prior to sale.

Scale 1:500 (approx.)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



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