



King Charles Avenue, Bentley
Walsall, WS2 0DL

SKITTS
ESTATE AGENTS

Accommodation description

Located in a popular and convenient spot within 1 mile from Junction 10 of the M6, this traditional three-bedroom semi-detached home offers excellent potential to update, enlarge and improve. Ideal for first-time buyers or a young family, the accommodation includes a welcoming reception hall, spacious 16ft lounge, generous 19ft kitchen/diner, and a downstairs shower room. Upstairs are three bedrooms and a separate WC. The property benefits from gas central heating, UPVC double glazing, a driveway for off-road parking, and a lovely established rear garden with mature plants and shrubs. The property is perfectly placed for Walsall Manor Hospital, County Bridge Primary School, and easy access to Walsall and Willenhall town centres. A Coal Mining report is available upon request. Attractively priced to sell – Viewing highly recommended!

Hallway

Lounge: 16' 1" x 12' 2" (4.91m x 3.70m)

Kitchen/Diner: 19' 5" x 8' 0" (5.92m x 2.43m)

Conservatory: 8' 7" x 6' 7" (2.61m x 2.00m)

Ground Floor Shower Room: 10' 0" x 4' 9" (3.05m x 1.45m)

On The First Floor

Landing

Bedroom One: 16' 1" x 9' 6" (4.90m x 2.90m)

Bedroom Two: 9' 5" x 7' 11" (2.87m x 2.41m)

Bedroom Three: 9' 11" x 8' 5" (3.02m x 2.56m)

W.C.: 6' 0" x 3' 5" (1.84m x 1.04m)

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.

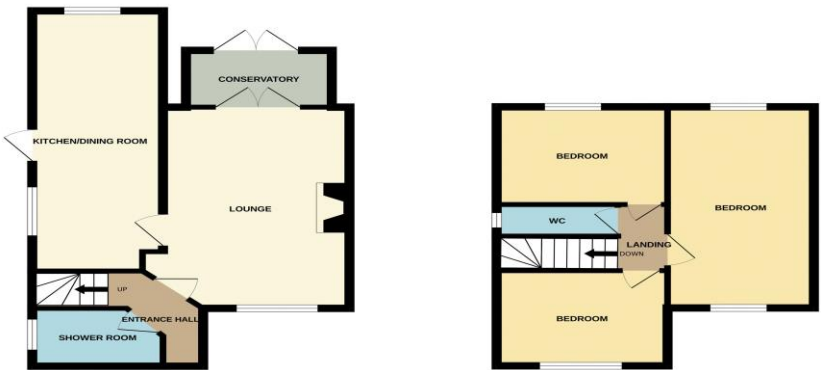


£150,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net