



Wolverhampton Road West, Bentley
Walsall, WS2 0DS

SKITTS
ESTATE AGENTS

Accommodation description

A substantial Victorian-style bay-fronted semi-detached home, offering a wealth of character and excellent scope to improve, add value, and transform into a wonderful long-term family residence. Available with no upward chain and immediate occupation, this is a fantastic opportunity for buyers looking for space, charm, and future potential. The property retains some lovely original features, including a Minton-style tiled floor in the welcoming through reception hall, which also houses practical cloakroom storage. There's a bright bay-fronted lounge with interconnecting doors leading to a separate dining room, offering flexible living or entertaining space. The kitchen includes an integrated oven and hob and is complemented by a generous rear sitting room, ideal as a family room, informal lounge or occasional guest bedroom five. The ground floor also features a shower room with WC and wash hand basin. Upstairs, there are four generous bedrooms, a family bathroom with wash hand basin, and a separate WC, making this an ideal layout for a growing family. Outside, the property enjoys a generous rear garden with lawn and patio, a greenhouse, and timber/outside stores, along with a useful utility/washroom. To the front, there is a tarmac driveway providing off-road parking. Further benefits include gas central heating system with combination boiler, double glazed windows, and a highly convenient location. The property is superbly placed for access to Walsall and Willenhall town centres, with

Junction 10 of the M6 just a short drive away – perfect for commuters. A rare chance to purchase a large, characterful home with endless potential in a popular and convenient location. Viewing is strongly encouraged.

Porch

Though Reception Hall: with Minton type floor and under stairs storage cupboard

Lounge: 13' 6" *excluding bay* x 12' 1" *max* (4.11m x 3.69m) with fitted gas fire, bay window to the front

Dining Room: 12' 0" x 11' 0" *max* (3.65m x 3.35m) with gas fire

Shower Room: with W.C. and wash hand basin

Kitchen: 12' 7" x 8' 11" (3.83m x 2.72m) having oven, hob and extractor fan

Sitting Room: 15' 11" x 12' 7" (4.86m x 3.83m) having French doors leading to the rear garden and log burner

On The First Floor

Landing

Bedroom One: 17' 5" x 13' 5" *excluding bay* (5.30m x 4.10m)

Bedroom Two: 11' 11" x 11' 1" *max* (3.64m x 3.38m)

Bedroom Three: 9' 3" x 8' 2" (2.82m x 2.49m)

Bedroom Four: 12' 6" *max* x 10' 6" (3.80m x 3.19m)

Bathroom: having panelled bath and pedestal wash hand basin

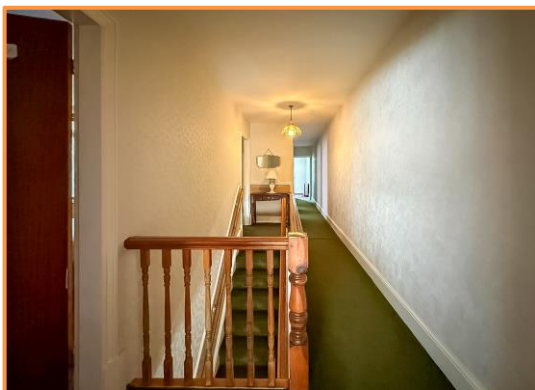
Separate W.C.

Utility / Washroom

Outside: having tarmacadam driveway to the front. Side lean to, outside and timber garden store, greenhouse, patio and lawn

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.



£315,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.

1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 1707 sq.ft. (158.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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