



Milford Avenue,
Willenhall, WV12 4NL

SKITTS
ESTATE AGENTS

Accommodation description

Set on a substantial corner plot near to Pool Hayes School in Willenhall, this three-bedroom end of terrace home is brimming with potential and ready for its next chapter. With space in abundance, both inside and out, this is a rare opportunity for buyers seeking a property they can truly make their own. To the front there is a block paved driveway affording ample parking and the side access gives way to an expansive rear garden. Whether you're green-fingered or simply craving a large outdoor space, this plot offers the perfect canvas to create something special. Inside, the home begins with porch which leads to a front reception room, flowing into a dining room and kitchen. To the rear is a conservatory which provides additional living space, perfectly framing views of the garden and offering versatility as a second lounge, playroom, or dining area. Practicality hasn't been overlooked, with an attached outhouse that could be converted into a fully functioning utility room, and the added benefit of a downstairs WC. Upstairs, the property offers three well-proportioned bedrooms, all of which provide flexible accommodation for families, guests, or home working. Externally, externally a wooden garage structure enhances the storage options or could lend itself to workshop use. The rear garden is mainly laid to lawn with a selection of mature shrubs, bushes, and trees. There is also hardstanding space, ideal for sheds, greenhouses, or additional seating areas, making this outdoor space as practical as it is generous. While the home is in need of modernisation, it is this very factor that makes it such an exciting find. With its generous proportions, sought-after location, and

wealth of potential, Milford Avenue invites you to reimagine it into a home tailored to your lifestyle.

PORCH 6' 11" x 3' 7" (2.1m x 1.09m)

LIVING ROOM 21' 5" x 11' 3" (6.53m x 3.44m) MAX

DINING ROOM 9' 7" x 8' 4" (2.93m x 2.53m)

KITCHEN 12' 9" x 9' 8" (3.89m x 2.94m)

UTILITY 16' 4" x 7' 8" (4.98m x 2.33m) MAX

CONSERVATORY 13' 10" x 9' 6" (4.21m x 2.90m)

WC 4' 5" x 3' 7" (1.35m x 1.09m)

LANDING

BEDROOM ONE 8' 6" x 12' 7" (2.59m x 3.84m)

SHOWER ROOM 8' 7" x 5' 7" (2.61m x 1.70m)

BEDROOM TWO 10' 10" x 9' 1" (3.30m x 2.78m)

BEDROOM THREE 12' 0" x 8' 0" (3.65m x 2.45m)

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: 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.



£260,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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 mis-statement. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76

England & Wales

EU Directive
2002/91/EC



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