



Lime Avenue,
Walsall, WS2 0JP

SKITTS
ESTATE AGENTS

Accommodation description

A beautifully presented family home positioned on a sought-after residential street, perfect for first-time buyers or young families. This attractive end-terrace property has been thoughtfully updated and improved by the current owners, offering spacious and versatile living accommodation throughout. To the front, the home boasts a recently created driveway, providing convenient parking. Step inside and you're greeted by a welcoming entrance hall with a useful downstairs WC. The lounge/dining room offers an inviting space for relaxing or entertaining, complemented by a stylish kitchen designed with modern living in mind. Upstairs, there are three well-proportioned bedrooms, each filled with natural light, alongside a contemporary family bathroom suite. Externally, the property continues to impress with a generous, well-maintained rear garden, mainly laid to lawn and enhanced by patio seating areas – perfect for summer barbecues, children to play, or simply enjoying outdoor living. With its stylish upgrades, generous room sizes, and excellent location, this property represents a fantastic opportunity – viewing is highly recommended to fully appreciate all it has to offer.

Entrance Hall 8' 3" x 8' 9" (2.51m x 2.66m) UPVC door to front and inner UPVC door, gas radiator and vinyl flooring

Living Area 13' 7" x 10' 10" (4.14m x 3.31m) Spacious lounge/diner with UPVC windows to front & rear, two gas radiators and fitted carpet

Dining Area 10' 5" x 8' 3" (3.17m x 2.51m) Spacious lounge/diner with UPVC windows to front & rear, two gas radiators and fitted carpet

Kitchen 12' 2" x 7' 10" (3.72m x 2.40m) Fitted modern wall and base units with work surfaces over, stainless steel sink & drainer, 4 ring gas hob, integrated oven and cooker hood all covered with warranty, UPVC window & door to rear garden, storage cupboard to under stairs, gas radiator and vinyl flooring

Bedroom One 11' 7" x 13' 3" (3.53m x 4.03m) UPVC window to rear, gas radiator, fitted carpet and large storage area with spot lighting

Bedroom Two 11' 11" x 13' 2" (3.63m x 4.02m) UPVC window to front, gas radiator and fitted carpet

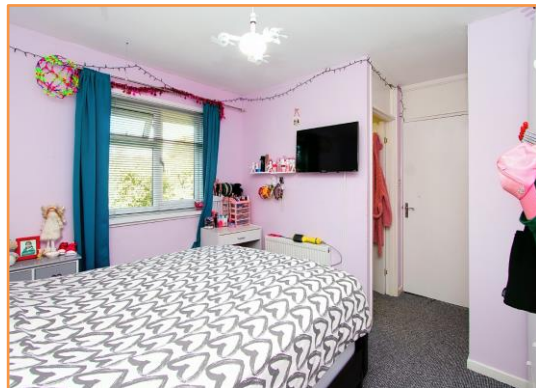
Bedroom Three 8' 11" x 8' 7" (2.71m x 2.62m) UPVC window to front, gas radiator and fitted carpet

Bathroom Fitted bathroom comprising of bath with shower over, WC and wash hand basin, modern aqua board splashback areas, gas radiator, UPVC window to rear and fitted vinyl flooring

WC White WC pan and wash hand basin, window and vinyl flooring

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.

Disclaimer This home is a timber framed nonstandard construction. Mortgage suitability for non-standard construction homes can vary significantly between lenders.



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.



Offers Over £220,000

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.
Made with Metropix ©2025

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		

England & Wales

EU Directive
2002/91/EC



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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