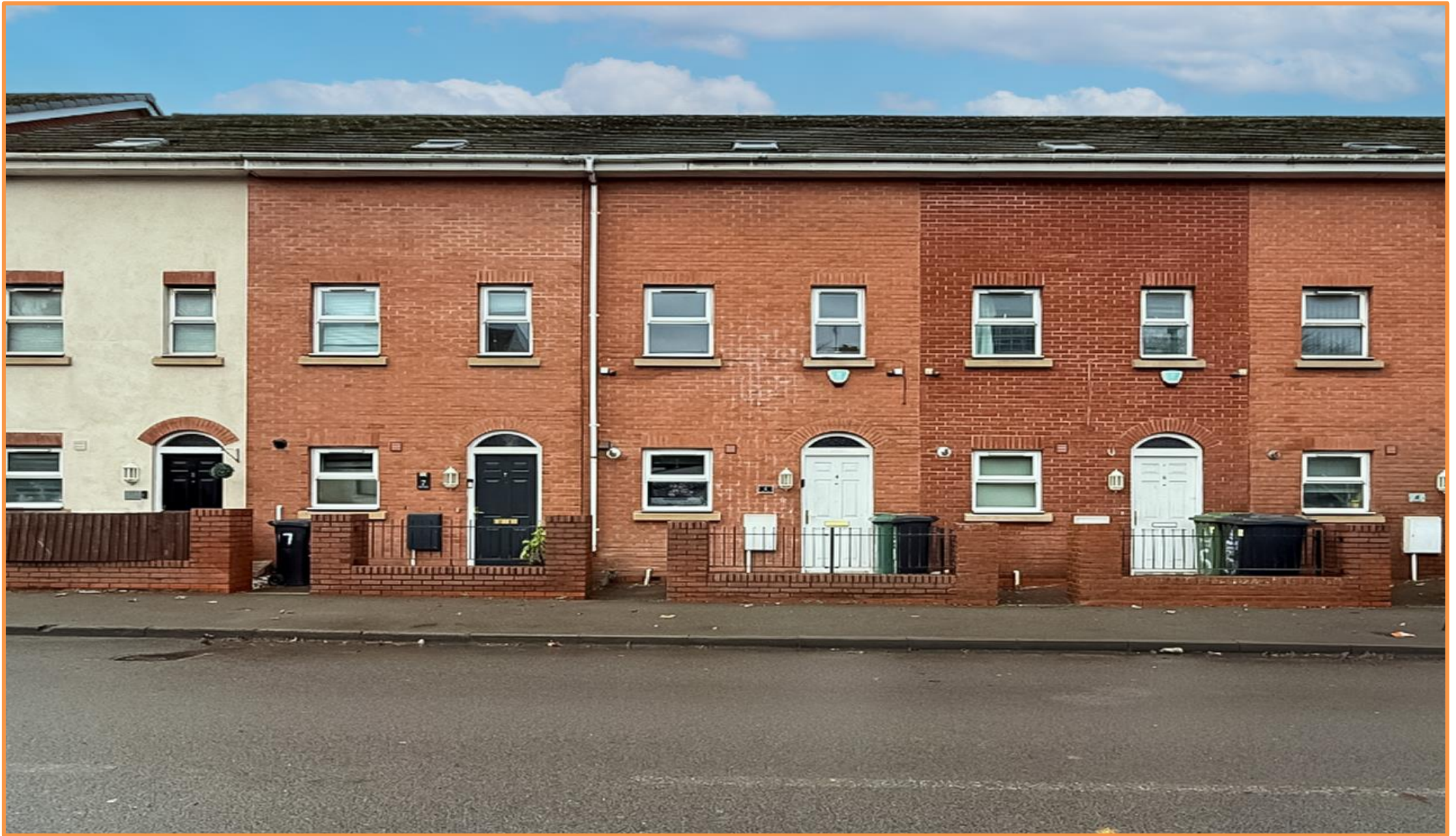




Rosehill,
Willenhall, WV13 2AR

SKITTS
ESTATE AGENTS

Accommodation description

This well-maintained and nicely presented four bedroom modern townhouse offers far more than first impressions suggest. Set over three floors, the property is deceptively spacious, ideal for a growing family, and benefits from gas central heating with a combination boiler and UPVC double glazed windows. The location is extremely convenient within short walking distance of the proposed Willenhall railway station, expected to open around April 2026, providing a major commuter advantage. The area also offers excellent access to Wolverhampton (approx. 3.5 miles), Walsall (approx. 5 miles) and Junction 10 of the M6 motorway (approx. 3 miles). Willenhall town centre and a selection of local schools are also close by. The accommodation includes a welcoming reception hall, a generous 18ft rear lounge, and a fitted kitchen complete with oven, hob, extractor, washing machine and dishwasher. There is also a downstairs WC with wash hand basin. On the first floor, there are two bedrooms, both with fitted or built-in wardrobes, together with a fitted bathroom including wash basin and WC. The second floor provides two further bedrooms, including a main bedroom with fitted wardrobes and ensuite shower room. Outside, the property enjoys a pleasant enclosed rear garden and has an allocated parking space, accessed via a side security gated entrance. A surprisingly spacious home offering excellent practicality in a convenient location. Internal viewing via the agent is strongly recommended.

Entrance Hall

Kitchen: 9' 9" x 6' 0" (2.98m x 1.84m)

Ground Floor W.C.

Rear Lounge: 18' 0" x 12' 10" (5.49m x 3.92m)

On The First Floor

Landing: with airing cupboard and stairs leading to the second floor

Bedroom Two: 13' 9" max x 12' 10" max (4.19m x 3.91m)

Bedroom Three: 12' 10" max x 7' 6" max (3.91m x 2.29m)

Bathroom: 6' 9" x 6' 6" (2.07m x 1.97m)

On The Second Floor

Landing

Master Bedroom: *13' 1"min x 12' 10" max (3.99m x 3.91m)*

Ensuite: *9' 3" x 3' 10" (2.81m x 1.17m)*

Bedroom Four: *12' 10" x 7' 6" (3.91m x 2.29m)*

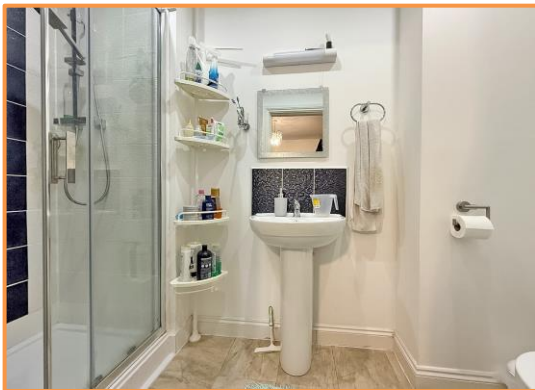
Outside: with garden to rear and allocated parking area

Agent Note: There is a payment of £163 per annum by way of a contribution towards maintenance of the gardens and cleaning of communal areas

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: C

EPC RATING: B

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.

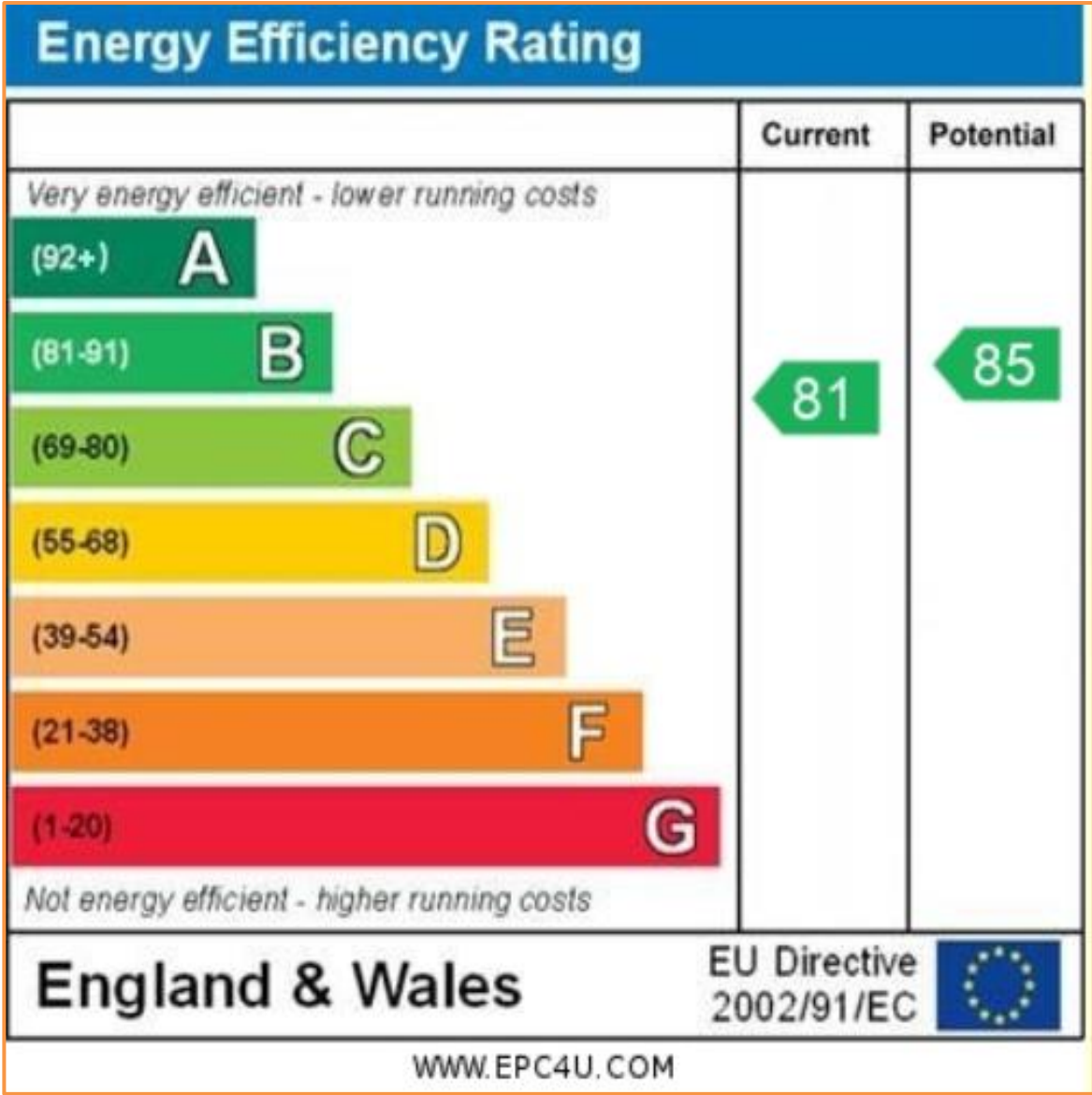
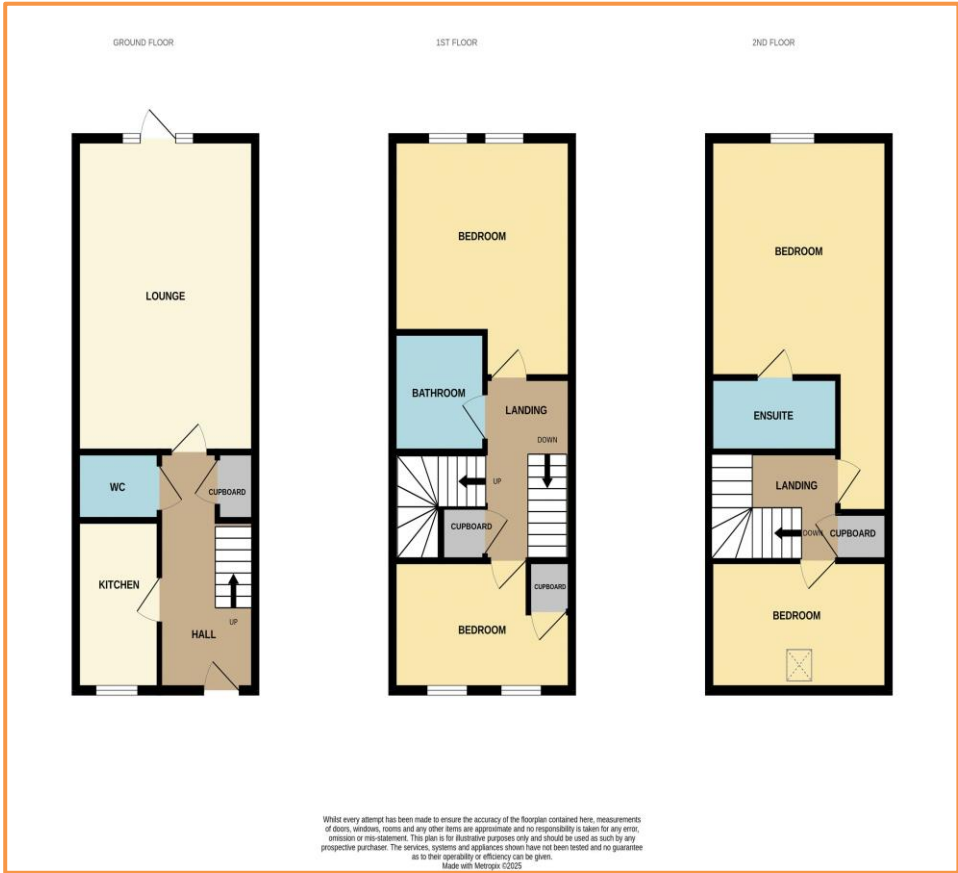
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £260,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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