



Durham Avenue,
Willenhall, WV13 1JH

SKITTS
ESTATE AGENTS

Accommodation description

**** TRADITIONAL SEMI-DETACHED HOUSE ** LARGE AND PRIVATE REAR GARDEN ** SEPARATE LOUNGE AND DINING AREA ** FAMILY BATHROOM ** OFF-ROAD PARKING **** This traditional three-bedroom semi-detached home is located within a popular, well-established and sought-after residential area, conveniently positioned close to local amenities, schools, transport links, and M6 Junction 10, making it ideal for commuters and families alike. Upon arrival, the property is approached via a front shared driveway providing off-road parking. Internally, you are welcomed by a generous entrance hall which leads to a fitted kitchen, a spacious lounge, and a separate dining room, offering flexible living and entertaining space. To the first floor, the accommodation comprises two well-proportioned double bedrooms, a third bedroom, and a family bathroom. Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, along with a garage located to the rear, providing additional storage or parking. This attractive home offers excellent potential and early viewing is highly recommended to fully appreciate the location and accommodation on offer.

Entrance Hall

Kitchen 14' 9" x 7' 5" (4.50m x 2.27m)

Dining Room 12' 4" x 10' 10" (3.75m x 3.31m)

Lounge 14' 8" x 10' 11" (4.46m x 3.33m)

First Floor Landing

Bedroom One 12' 1" x 9' 0" (3.69m x 2.75m)

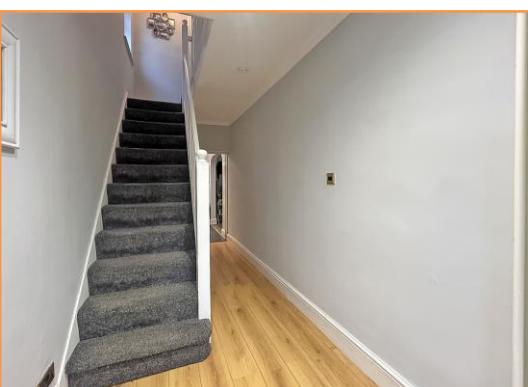
Bedroom Two 12' 5" x 9' 7" (3.79m x 2.92m)

Bedroom Three 7' 7" x 5' 11" (2.31m x 1.81m)

Bathroom

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.

AGENTS NOTE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement. If any buyer wishes to view the legal pack prior to offering please request the pack from the solicitors.





LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



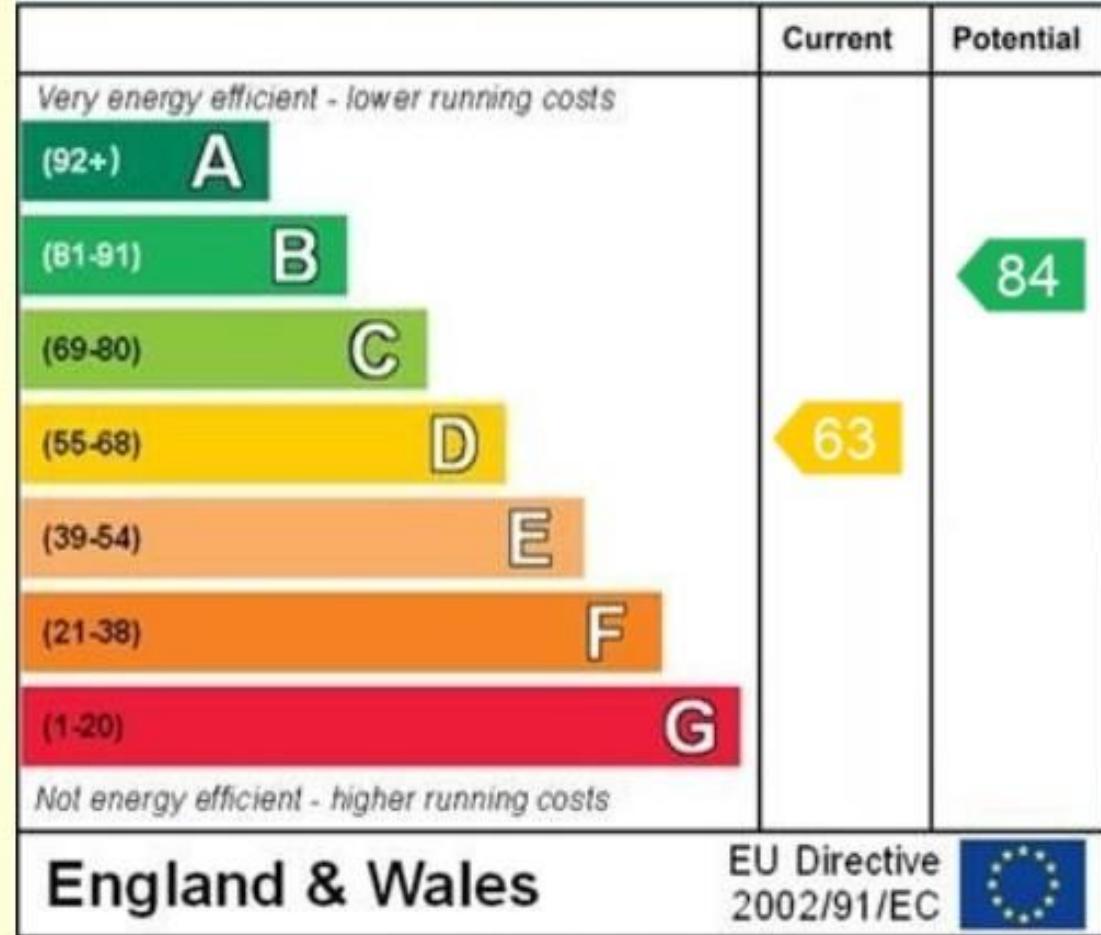
Offers in the Region Of £220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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 quality or efficiency can be given.
Made with e-Plan Pro

Energy Efficiency Rating



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