



Delamere Road,
Willenhall, WV12 5QS

SKITTS
ESTATE AGENTS

Accommodation description

**** TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME ** NO ONWARD CHAIN ** OFF-ROAD PARKING VIA DRIVEWAY AND GARAGE ** SOUGHT AFTER LOCATION ** PRIVATE REAR GARDEN ** IDEAL FOR FIRST TIME BUYERS AND FAMILIES **** Situated on the popular Delamere Road in Willenhall, this well-presented three-bedroom semi-detached home is offered in good condition throughout and is ready to move straight into, making it an ideal purchase for families, first-time buyers, or investors alike. The accommodation begins with a welcoming entrance hall, leading to a fitted kitchen and a spacious lounge, providing comfortable and practical living space across the ground floor. To the first floor, the property offers a landing, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from off-road parking via a private driveway, a front garden, and the added advantage of a garage. To the rear, there is a private enclosed garden, ideal for outdoor dining, entertaining, or family use. This attractive home combines space, convenience, and a desirable location, and early viewing is highly recommended call SKITTS WILLENHALL to get booked in.

Entrance Hall

Lounge 11' 0" x 14' 9" (3.36m x 4.50m)

Kitchen/Diner 8' 11" x 15' 11" (2.71m x 4.84m)

First Floor Landing

Bedroom One 12' 7" x 8' 8" (3.83m x 2.63m)

Bedroom Two 10' 9" x 9' 0" (3.28m x 2.74m)

Bedroom Three 8' 0" x 7' 0" (2.45m x 2.14m)

Bathroom

Garage 19' 6" x 7' 8" (5.94m x 2.34m)

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
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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