



**Balmoral Drive,**  
Willenhall, WV12 5TT

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\* TRADITIONAL EXTENDED SEMI DETACHED HOME \*\*  
FANTASTIC POTENTIAL WITH MODERNISATION REQUIRED \*\* NO ONWARD CHAIN \*\* PRIVATE REAR GARDEN WITH ACCESS TO DOUBLE GARAGE \*\* LIVING ROOM \*\* FAMILY SITTING ROOM/STUDY \*\* KITCHEN BREAKFAST ROOM \*\* DINING ROOM \*\* DOWNSTAIRS WC \*\* THREE BEDROOMS \*\* BATHROOM AND WC \*\* POTENTIAL TO EXTEND (STP) \*\* FRONT DRIVEWAY \*\* CONVENIENT ACCESS TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS \*\* Skitts Estate Agents are proud to bring to market this traditional three bedroom semi detached home having been extended and offering fantastic potential with modernisation required. This home boasts having generous living space with a living room, family sitting room/study, dining room , kitchen breakfast room and WC, three bedrooms, bathroom, private rear garden with access to a double garage and potential to extend further (STP). Upon entering you're greeted by an entrance porch which leads to the reception hallway, the hall leads to the front living room, converted garage creating a family sitting room/study/playroom, middle dining room and a kitchen breakfast room with access to WC.. On the first floor there is a generous landing with doors radiating off to three bedrooms and family bathroom. Externally there is a private rear garden that has access to a double garage and vehicular entry and a front garden with driveway. This property has so much potential and with modernisation could create a lovely first time buyer or family home. Don't miss the chance to make this home yours. CALL SKITTS WILLENHALL to book a viewing today.**

Entrance Porch

Reception hall

Family room/study/playroom *11' 9" x 5' 10" (3.59m x 1.77m)*

Living Room *15' 1" x 10' 11" (4.60m x 3.32m)*

Dining room *12' 11" x 8' 11" (3.93m x 2.71m)*

Kitchen breakfast room *14' 2" x 9' 1" (4.33m x 2.77m)*

WC

## **First Floor Landing**

**Bedroom One** 15' 2" x 8' 11" (4.62m x 2.73m)

**Bedroom Two** 12' 11" x 8' 11" (3.94m x 2.71m)

**Bedroom Three** 7' 5" x 8' 3" (2.27m x 2.51m)

**Family Bathroom** 8' 10" x 7' 6" (2.68m x 2.29m)

**Front drive and garden**

**Rear garden**

**Double garage**

**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: 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.

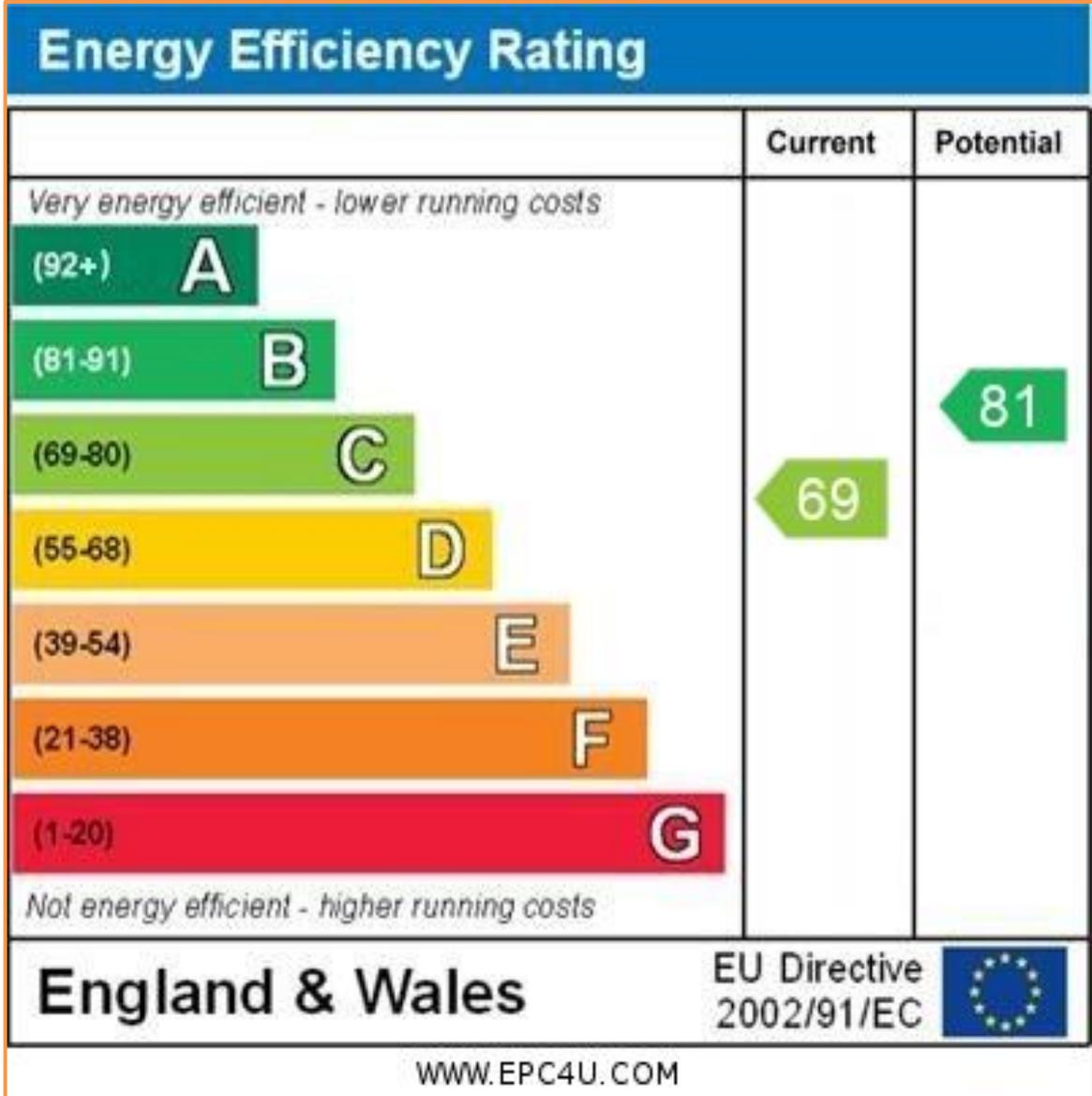
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 in Excess of £200,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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