



**Park Avenue,**  
Willenhall, WV13 3DP

**SKITTS**  
ESTATE AGENTS

## Accommodation description

A well-presented property is situated in the heart of Willenhall, ideally located close to the town centre amenities, public transport links and Willenhall Memorial Park. Set back from the road with its own concrete print driveway, the property welcomes you into a spacious entrance hall providing access to all ground floor areas and stairs to the first floor. A downstairs WC with sink and frosted window is conveniently positioned near the front. The lounge, located at the front of the property, features a charming bay window and fireplace with surround, along with a large storage cupboard under the stairs. To the rear of the property, the generous kitchen diner offers ample worktop and cupboard space, with a window overlooking the garden and patio doors opening onto the outdoor space. The rear garden is elevated, starting with a paved patio area and steps leading up to a lawned section—ideal for entertaining or relaxing. Upstairs, there are three bedrooms and a main family shower room. The primary bedroom and the shower room are positioned at the rear, both with windows offering natural light—the shower room also includes a WC, sink, shower, and built-in storage. Bedrooms two and three are situated at the front of the property and enjoy views over the street below. Ideal for first time buyers or a young family, internal viewing via the agents is strongly recommended.

**Reception Hall**

**Downstairs W.C.**

**Lounge:** 15' 6" x 11' 5" (4.73m x 3.48m)

**Kitchen/Diner:** 18' 2" x 7' 5" (5.53m x 2.26m)

### On The First Floor

**Landing**

**Bedroom:** 11' 9" x 10' 8" (3.59m x 3.26m)

**Bedroom:** 11' 5" x 9' 7" (3.48m x 2.92m)

**Bedroom:** 8' 2" x 8' 2" (2.50m x 2.49m)

**Shower Room:** 7' 5" x 6' 11" (2.26m x 2.12m)

**Outside:** Garden to the rear and off road parking to the front

**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: A**

**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.

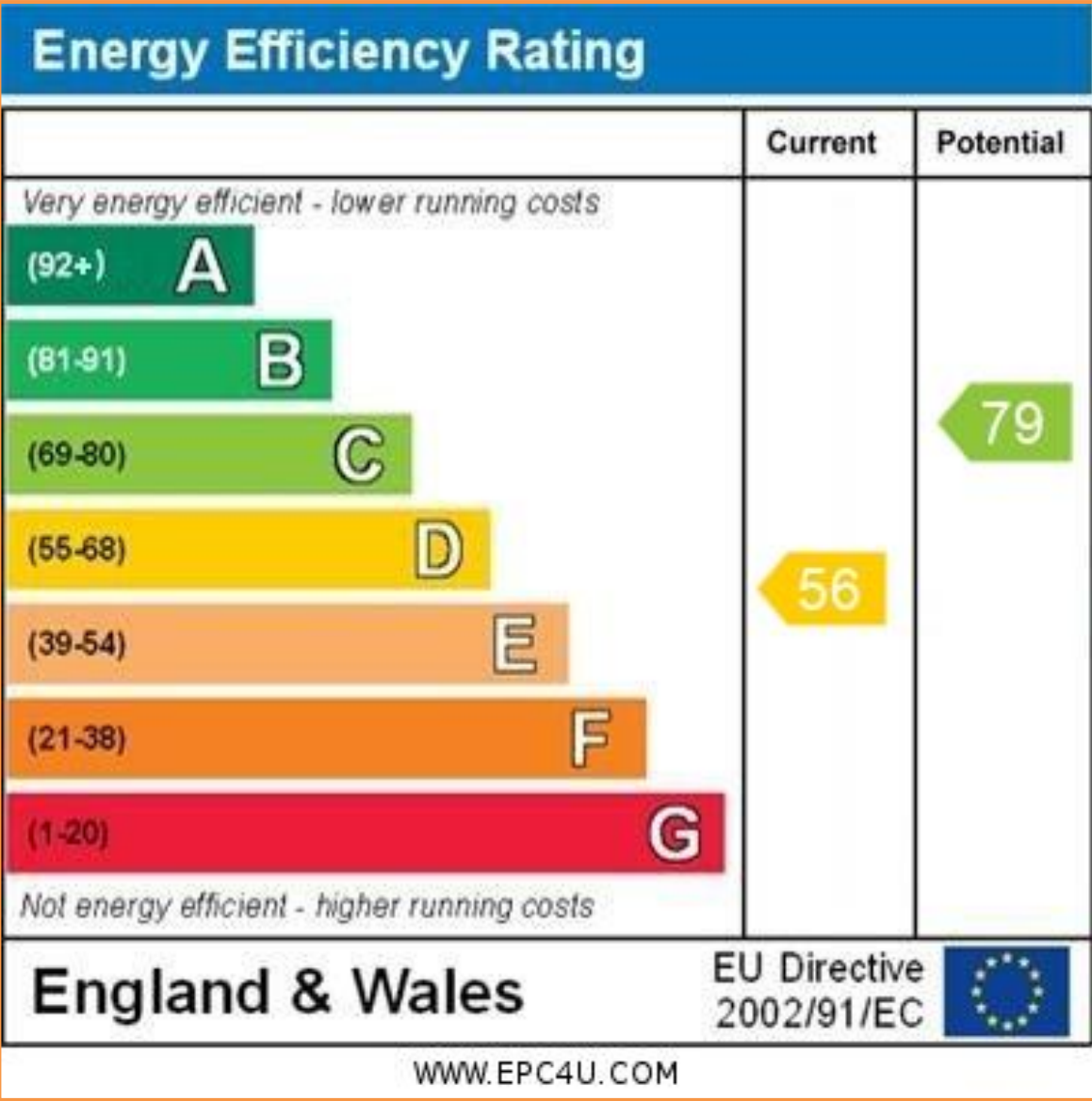
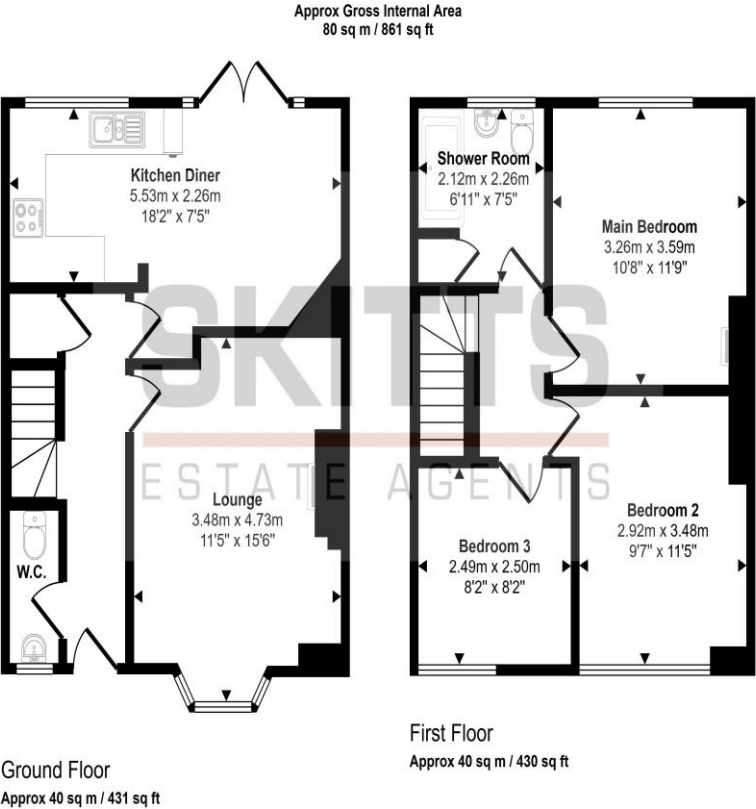
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£187,500

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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