



Glaisedale Grove,
Willenhall, WV13 1HB

SKITTS
ESTATE AGENTS

Accommodation description

A charming two-bedroom semi-detached property. Located in a quiet residential cul-de-sac, this home offers a private driveway and a neat, tidy frontage. As you enter through the porch, you are greeted into the main living area, which is bright and spacious with a front-facing window. The lounge provides access to the kitchen and dining area, which boasts a galley-style kitchen with ample worktop space, cupboards, and an inset cupboard. A window and rear door offer views and access to the conservatory. The conservatory provides a lovely space to relax while overlooking the garden, with two access points to the outdoor area—double patio doors and a single door leading to the side of the garden. The garden is low-maintenance and fully paved. Upstairs, you'll find two well-proportioned bedrooms. The main bedroom, located at the front of the property, has a window overlooking the quiet street and features a fitted wardrobe with sliding doors and a large inset cupboard. The second bedroom is at the rear, offering a pleasant view of the garden and good space. The shower room, situated at the rear of the property, comprises a shower, WC, and a frosted window overlooking the garden. The landing is spacious, adding to the overall appeal of the property. This home is an ideal choice for first-time buyers or small families looking for a comfortable and well-located property.

Entrance Porch

Reception hall:

Lounge: 14' 0" x 11' 9" (4.26m x 3.58m)

Kitchen/Diner 11' 10" x 7' 1" (3.61m x 2.15m)

Conservatory: 9' 10" x 8' 9" (2.99m x 2.67m)

First Floor Landing:

Bedroom: 10' 1" x 8' 11" (3.07m x 2.72m)

Bedroom: 10' 7" x 6' 0" (3.22m x 1.83m)

Shower Room:

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.

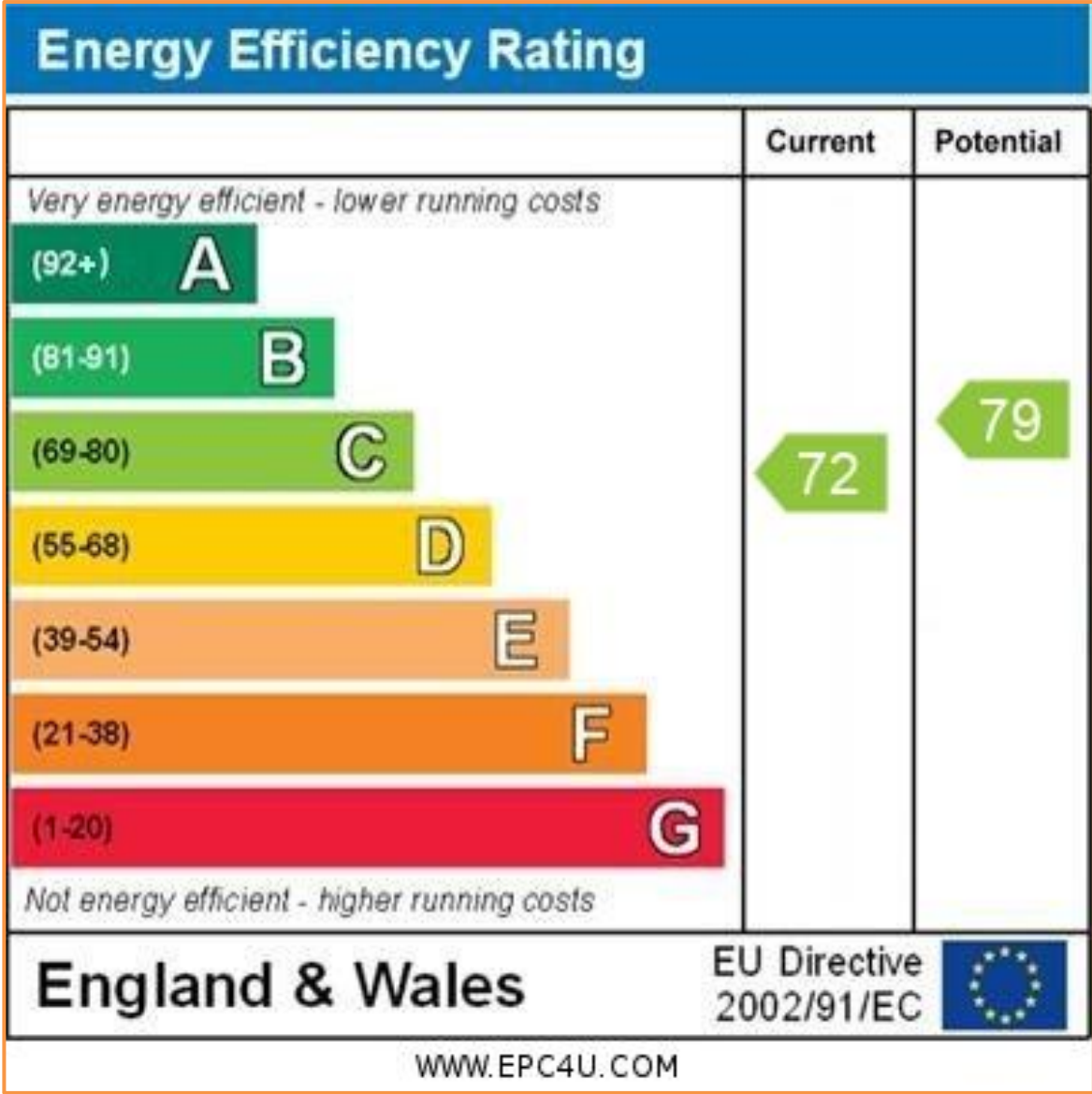
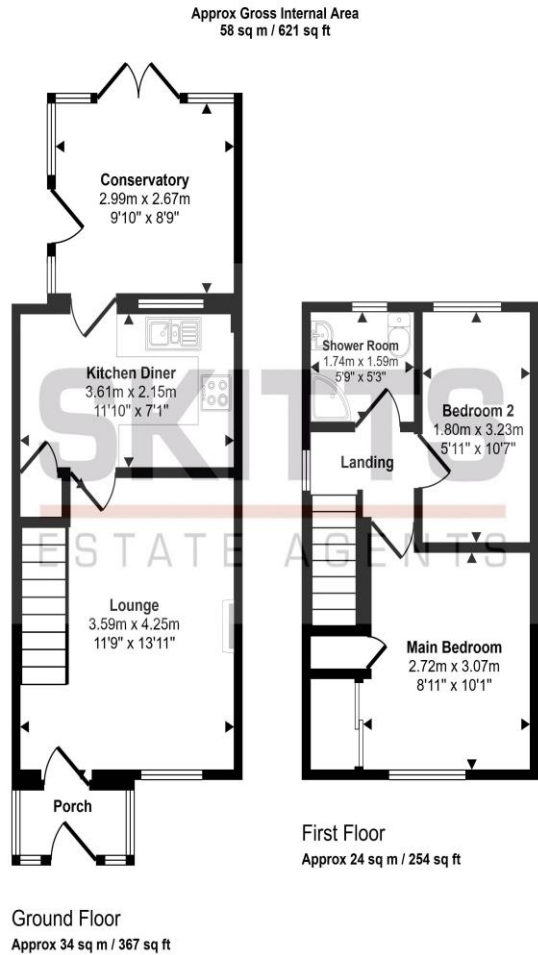
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£185,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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