



**Bentley Drive,**  
Walsall, WS2 8RU

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**A delightful traditional semi detached property located to the top section of Bentley Drive, being close to Reedswood Park and Bentley Drive Primary School. The property would benefit from cosmetic updating inside, and offers two generous reception rooms with high ceilings, fitted kitchen and bathroom to ground level, whilst upstairs are two large double bedrooms. To the outside is a small front garden which could lend itself to conversion to parking space (STP) and a long mature rear garden mainly laid to lawn**

**Entrance Hall:** having double glazed side entrance door, under stairs storage cupboard

**Dining Room:** *12' 5" into alcove x 10' 5" (3.79m x 3.17m)* having double glazed bay window to the front, fireplace, radiator

**Lounge:** *12' 6" x 12' 6" (3.80m x 3.80m)* having double glazed window to the rear, radiator, door leading to staircase to the first floor level

**Kitchen:** *11' 9" x 6' 9" (3.58m x 2.07m)* having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset sink and drainer unit, space for cooker, fridge/freezer and space and plumbing for washing machine, doorway to:

**Rear Lobby:** having door leading to the rear garden and door to:

**Bathroom:** having suite comprising panelled bath with mains fed shower over, vanity wash hand basin, W.C., radiator, double glazed window to the side

### On The First Floor

**Landing:** having doors off to:

**Bedroom One:** *12' 6" into alcove x 12' 5" (3.80m x 3.78m)* double bedroom having double glazed window to the rear,

radiator, cupboard housing the "Worcester" central heating boiler

**Bedroom Two:** *12' 6" into alcove x 10' 4" (3.80m x 3.15m)*  
double bedroom having double glazed window to the front, radiator, ceiling fan

**Outside:** having wall to the front with block paved walkway and frontage with gravelled border. To the rear is a patio and courtyard area leading to a mature garden with shrubs and tree, private and enclosed to all sides



# 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 - Bloxwich Tel: 01922 478104 Email: bloxwich@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.

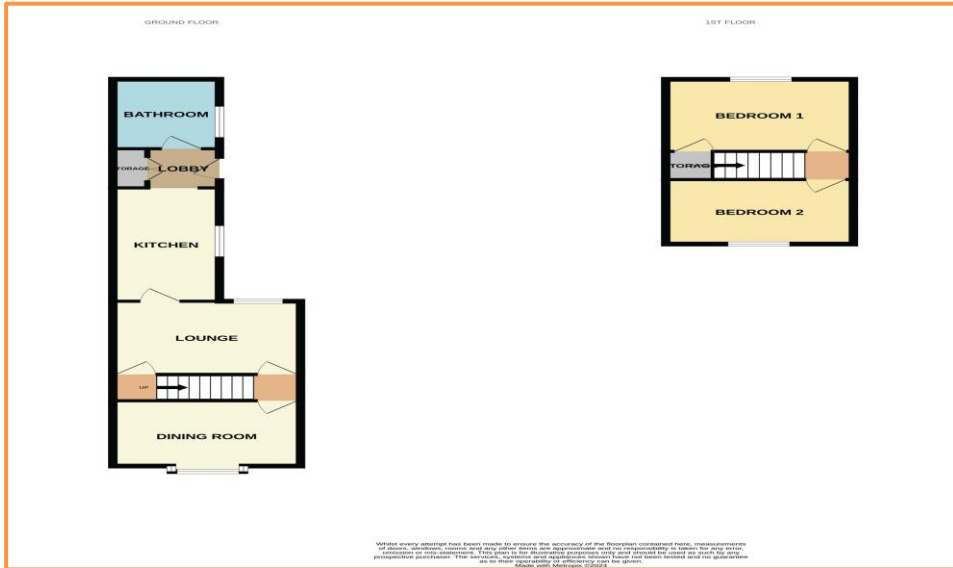
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £130,000**

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div style="background-color: #006400; color: white; padding: 5px; text-align: center; font-weight: bold;">(92+) A</div> <div style="background-color: #008000; color: white; padding: 5px; text-align: center; font-weight: bold;">(81-91) B</div> <div style="background-color: #70ad47; color: white; padding: 5px; text-align: center; font-weight: bold;">(69-80) C</div> <div style="background-color: #ffd700; color: white; padding: 5px; text-align: center; font-weight: bold;">(55-68) D</div> <div style="background-color: #ffcc99; color: white; padding: 5px; text-align: center; font-weight: bold;">(39-54) E</div> <div style="background-color: #ff8c00; color: white; padding: 5px; text-align: center; font-weight: bold;">(21-38) F</div> <div style="background-color: #d62728; color: white; padding: 5px; text-align: center; font-weight: bold;">(1-20) G</div>	<div style="background-color: #ffd700; color: white; padding: 10px; font-size: 24px; font-weight: bold;">60</div>	<div style="background-color: #008000; color: white; padding: 10px; font-size: 24px; font-weight: bold;">87</div>
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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