



**Grasmere Road,**  
Willenhall, WV12 4JJ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A MODERN TWO BEDROOM END TERRACED HOUSE\*\*** situated close to local schools and amenities. Benefits from gas radiator central heating and double glazing. Comprises of entrance hall, downstairs w.c., open plan/kitchen/lounge, master bedroom with en-suite, separate bathroom, front and rear gardens, driveway for two cars. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are delighted to offer for sale this modern two bedroom end terraced house situated on a popular development. Ideally suited to first time buyers. Benefits from double glazing and gas radiator central heating. Comprises of hall, downstairs w.c., open plan kitchen/living room, master bedroom with en-suite shower room, separate bathroom, front and rear gardens and off road parking for two cars..

**Entrance Hall:** having double glazed door to the front, door to cupboard with plumbing for washing machine

**Downstairs W.C.:** having a low flush W.C., pedestal wash hand basin, radiator, obscure uPVC double glazed window to the front

**Open Plan Kitchen / Lounge** 21' 4" x 13' 1" (6.50m x 3.99m)

**Kitchen Area** having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, gas hob and extractor hood above, stairs leading to the first floor level

**Lounge Area:** having radiator, double glazed French style doors leading to the rear garden

## **On The First Floor**

**Landing;** having access to loft storage area, radiator, doors leading off to:

**Bedroom One:** *10' 3" x 9' 10" (3.13m x 2.99m)* having uPVC double glazed window to the rear, radiator, door to

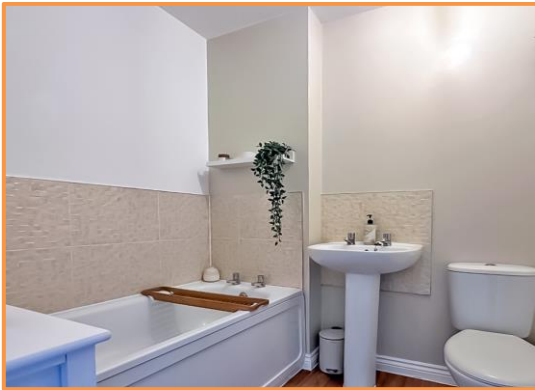
**Ensuite Shower Room:** having shower cubicle with electric shower, pedestal wash hand basin, low flush W.C., radiator

**Bedroom Two:** *13' 2" x 8' 3" (4.01m x 2.51m)* having two uPVC double glazed windows to the front, radiator

**Bathroom:** *6' 8" x 6' 2" (2.03m x 1.87m)* having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., radiator, tiled splashbacks

**Outside:** having driveway to the fore providing off road parking for two cars. Walled garden to the rear with paved patio, lawn and rear gated access





# 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: B**

**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.

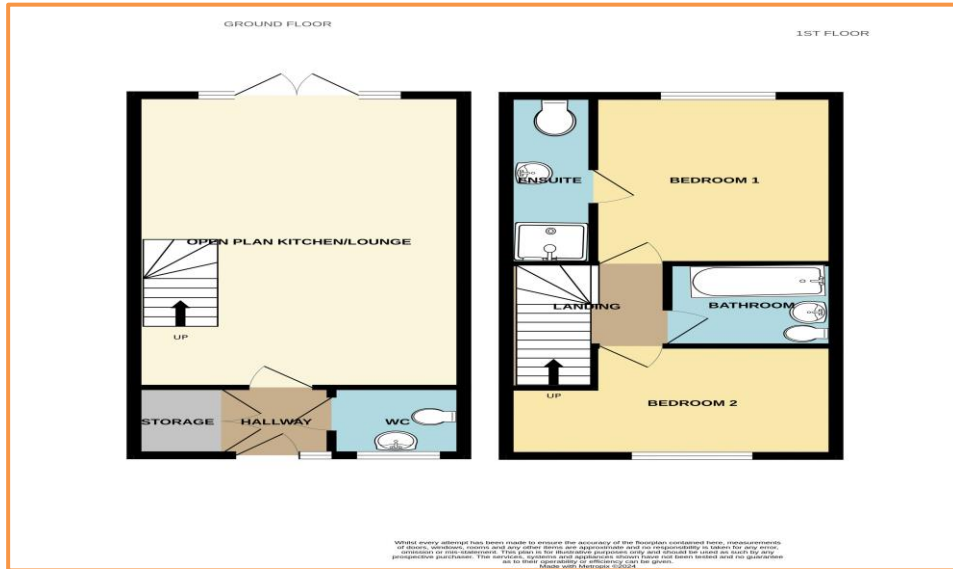
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 the Region Of £210,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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