



Edgeworth Close,
Willenhall, WV12 4ES

SKITTS
ESTATE AGENTS

Accommodation description

A much improved and immaculately presented three bedroom semi detached property which has a fantastic sun room to the rear with bi-folding doors opening to a low maintenance rear garden. The current owners have updated throughout in recent years with internal decor in very good condition. The property is located just off Stroud Avenue on a quiet cul de sac, and is ideal for local schooling and commuter routes to nearby Willenhall, Walsall and Bloxwich

Entrance Hall: having double glazed door to the front, double glazed windows to the front and side, laminate flooring

Lounge: 14' 9" x 10' 4" (4.50m x 3.16m) having double glazed window to the rear, double glazed bi-fold doors to the rear, fireplace with gas fire, radiator, Oak wood flooring

Sun Room: having double glazed bi-fold doors to the rear and double glazed French style doors, tiled floor, two light points

Dining Room: 14' 2" x 9' 4" (4.31m x 2.84m) having double glazed window to the rear, radiator, Oak wood flooring

Kitchen: 14' 9" x 11' 9" (4.49m x 3.59m) having a range of fitted wall and base cupboard units with Granite work tops, inset one and a half bowl sink and drainer unit, range style cooker with cooker hood above, plumbing for washing machine, under counter refrigerator and freezer, laminate flooring, radiator, double glazed window to the front

On The First Floor

Landing: having doors leading off to:

Bedroom One: 10' 8" x 8' 7" (3.26m x 2.61m) having double glazed window to the rear, laminate flooring

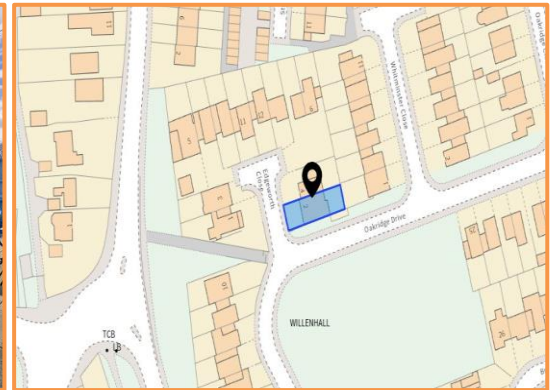
Bedroom Two: 8' 11" x 8' 7" (2.72m x 2.62m) having double glazed window to the front, built in wardrobes, laminate flooring

Bedroom Three: 7' 10" x 6' 0" (2.40m x 1.83m) having double glazed window to the rear, radiator, laminate flooring

Bathroom: having suite comprising panelled bath with mixer taps and shower over and screen, vanity wash hand basin, low flush W.C., part tiling, downlighters to ceiling

Outside: low maintenance garden to the rear with patio, slate chippings and occasional shrubs, grass to the side, summerhouse and shed. Driveway to the fore

Garage: having up and over door to the front, power and light connected



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.

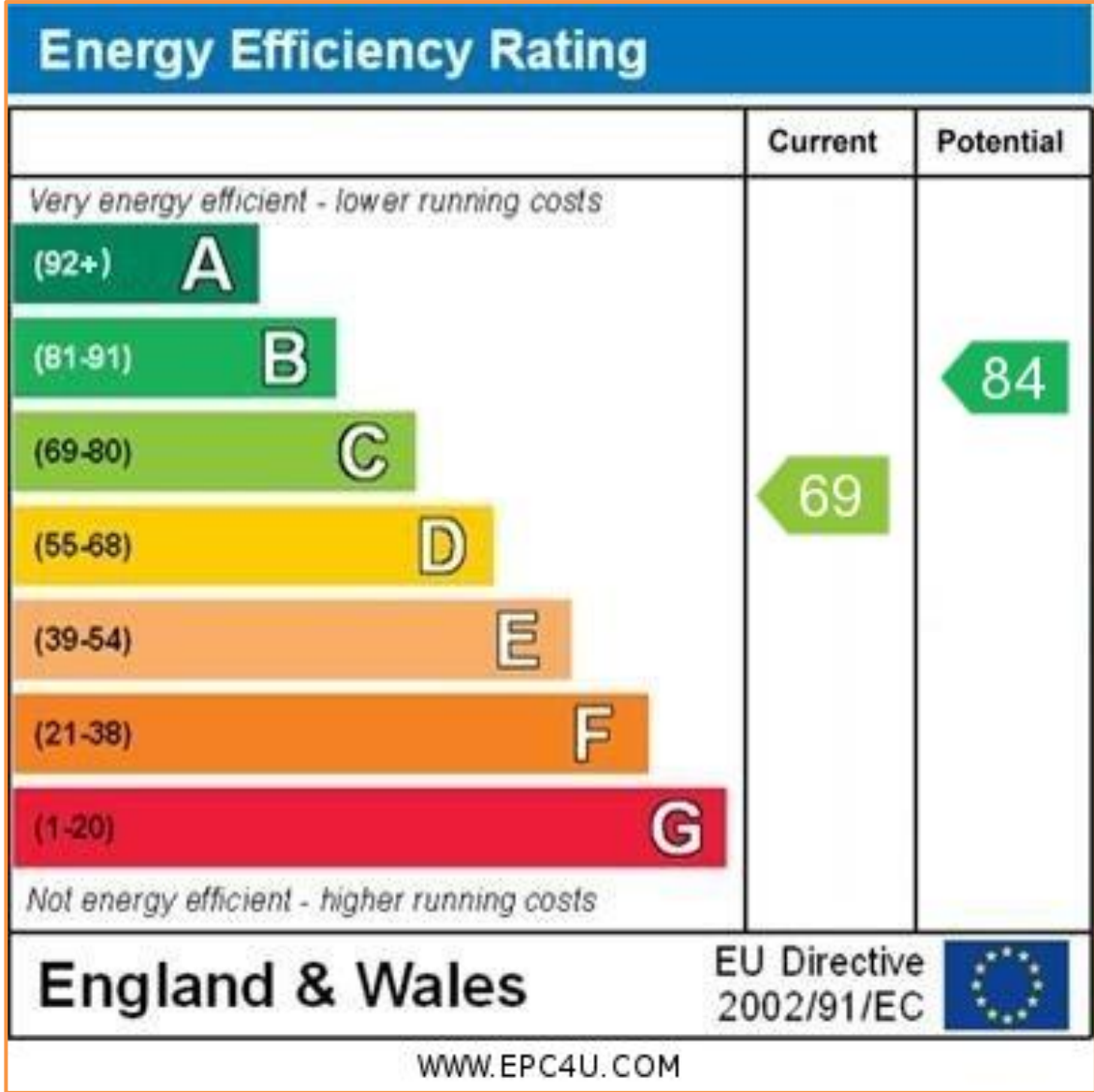
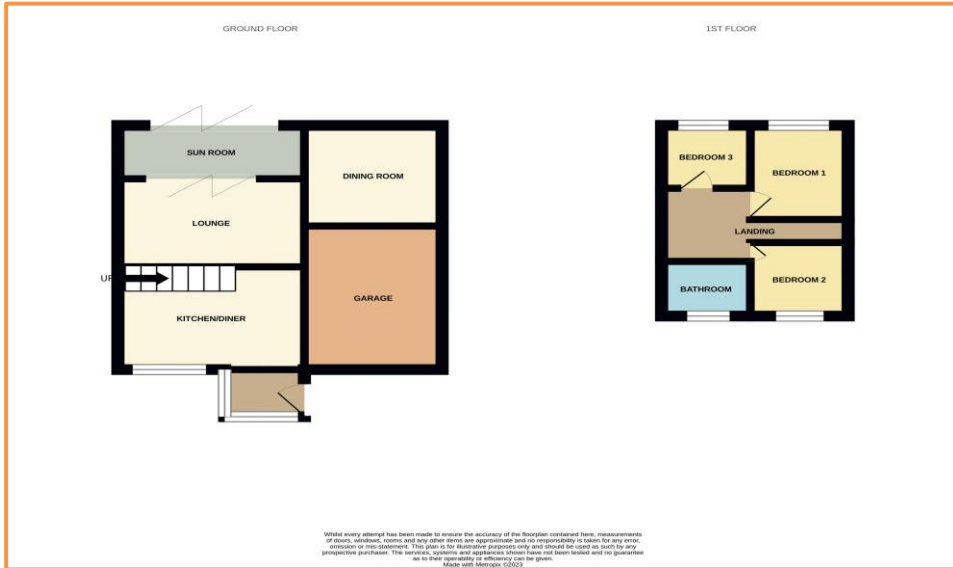
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 the Region Of £240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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