



Hawthorn Place, Bentley

Walsall, WS2 0HZ

SKITTS
ESTATE AGENTS

Accommodation description

****PLANNING PERMISSION GRANTED FOR TWO STOREY SIDE EXTENSION**** Currently a two bedroom property with two reception rooms and fitted kitchen to the downstairs layout and two double bedrooms and bathroom to the first floor. To the rear and side is a large garden . The planning permission allows for a master bedroom with en suite and further room downstairs. Drawings of the planned extension are available.

Entrance Hall: having double glazed door to the front, radiator, stairs leading to the first floor level, laminate flooring

Lounge: 16' 4" x 10' 6" into alcove (4.98m x 3.19m) having double glazed window to the front, double glazed French style patio doors, fireplace with log burner, radiator

Dining Room: 9' 6" x 8' 0" (2.90m x 2.45m) having double glazed window to the front, laminate flooring, built in storage cupboard, doorway to:

Kitchen: 10' 11" x 6' 4" (3.33m x 1.93m) having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset stainless steel sink and drainer, tiled splashback, space for cooker, space and plumbing for washing machine and tumble dryer, wall mounted "Baxi" central heating boiler, door leading to:

Covered Side Entry: having a brick built storage unit, outside W.C. and gate leading to the front of the property

On The First Floor

Landing: having double glazed window to the rear, access to loft storage area, doors leading off to:

Bedroom One: 16' 5" x 10' 7" max (5.00m x 3.23m) having double glazed windows to the front and rear, built in storage, radiator, TV point

Bedroom Two: 11' 2" into recess x 9' 11" (3.41m x 3.02m) having double glazed window to the front, radiator

Bathroom: having suite comprising bath with mains fed shower over and screen, wash hand basin, W.C., extractor fan, chrome effect radiator, double glazed window to the rear

Outside: The front of the property is mainly laid to lawn with central pathway and shrubs to borders. Wrap around wide garden to the rear with patio and large lawn, enclosed to all sides, with shrubs and trees to borders





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: 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.



£170,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net