



Stroud Avenue,
Willenhall, WV12 4AS

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED AND MUCH IMPROVED THREE BEDROOM MID TOWN HOUSE**** close to local schools and amenities. Ideal first time purchase. Benefits from double glazing and gas radiator central heating. Comprises of porch hall, fitted kitchen with built-in appliances, extended lounge/dining room, master bedroom with fitted wardrobes, modern shower room, enclosed rear garden, block paved driveway and garage located at the rear. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this extended three bedroom mid town house located close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of porch, entrance hall, fitted kitchen extended lounge, shower room, enclosed rear garden, garage to the rear and block paved driveway to the front.

Entrance Porch: having composite front entrance door, double glazed front door leading to:

Entrance Hall: having obscure double glazed window to the front, radiator, stairs leading to the first floor level, under stairs storage cupboard

Fitted Kitchen: 15' 2" x 9' 0" (4.63m x 2.74m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, built in electric double oven, induction hob, extractor hood, integrated dishwasher, washing machine, dryer, refrigerator and freezer, uPVC double glazed window to the front, part glazed double doors leading to:

Extended Lounge: 17' 10" x 14' 10" (5.44m x 4.52m) having two radiators, two uPVC double glazed windows to the rear, uPVC double glazed French style doors leading to the rear garden, laminate flooring

On The First Floor

Landing: having airing cupboard, access to loft storage area, doors leading off to:

Bedroom One: *13' 5" x 9' 0" (4.08m x 2.75m)* having built in wardrobes, overhead cupboards, radiator, uPVC double glazed window to the rear

Bedroom Two: *11' 2" x 9' 0" (3.41m x 2.74m)* having uPVC double glazed window to the front, radiator, built in wardrobe

Bedroom Three: *7' 11" x 5' 8" (2.41m x 1.72m)* having uPVC double glazed window to the rear

Shower Room: having a double shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., heated towel rail, obscure uPVC double glazed window to the front

Outside: having enclosed fenced garden to the rear with lawn, decking, shed and rear gated access. Block paved driveway to the fore.

Single Garage: situated in a separate block to the rear of the property



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.

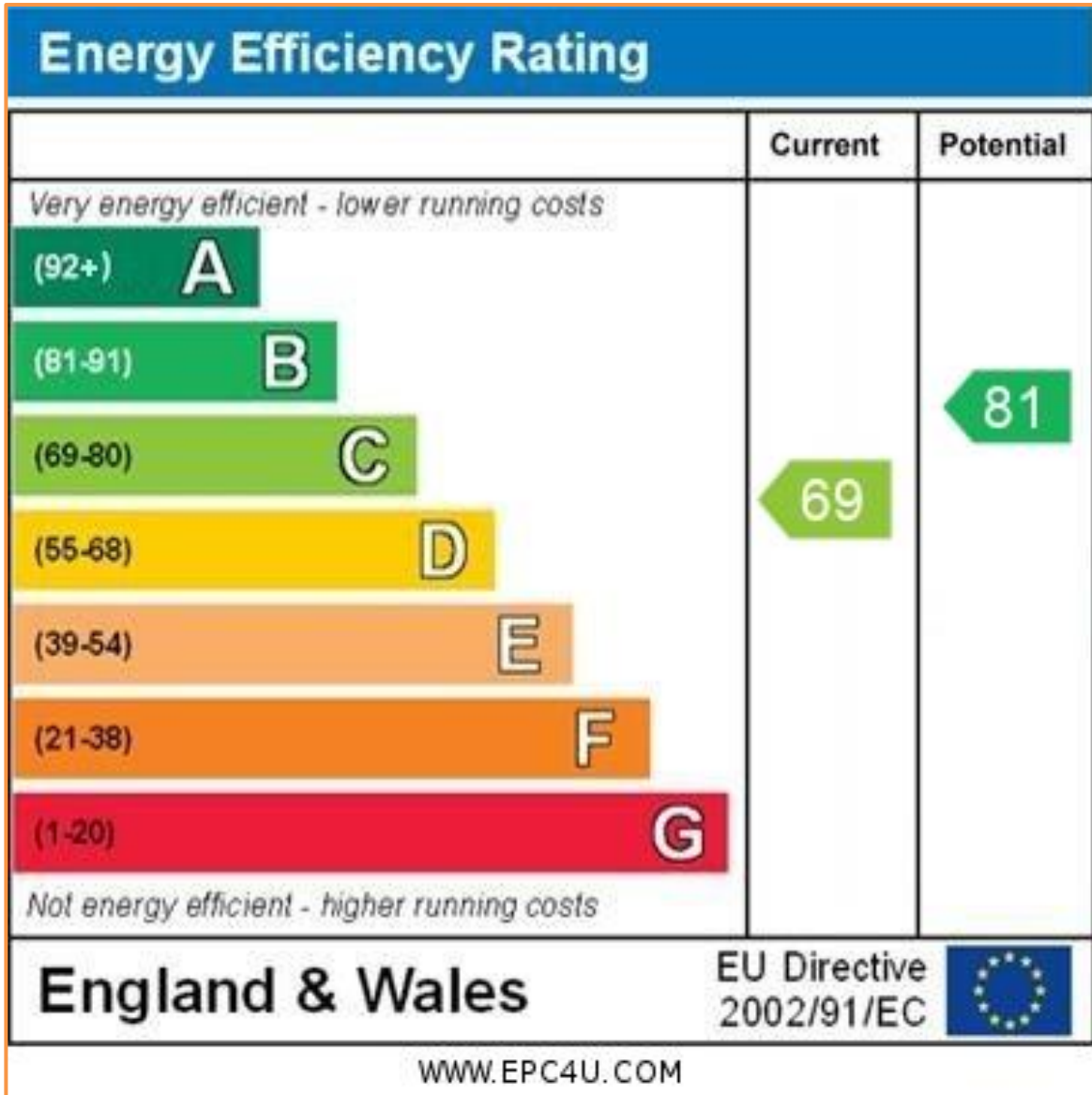
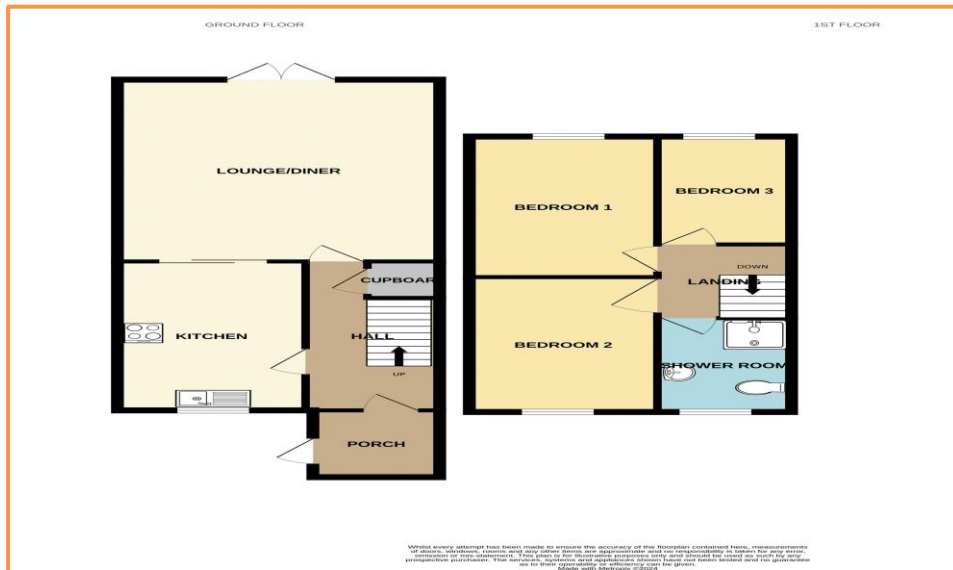
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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