



Pimbury Road, Short Heath
Willenhall, WV12 5QN

SKITTS
ESTATE AGENTS

Accommodation description

****A MUCH IMPROVED & REFITTED TWO BEDROOM MID TERRACED HOUSE**** situated in a cul-de-sac position close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of porch, hall, lounge/dining room, refitted kitchen, two double bedrooms, refitted first floor bathroom, enclosed rear garden, outbuilding and off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this well presented two bedroom mid terraced house situated in a cul-de-sac position. The property must be viewed to be fully appreciated and benefits from gas radiator central heating and double glazing. Briefly comprises of porch, hall, refitted kitchen, lounge/dining room, two double bedrooms, refitted bathroom, enclosed rear garden, outbuilding and off road parking.

uPVC Double Glazed Porch: having uPVC double glazed windows, uPVC double glazed door to the front, laminate flooring, timber front entrance door with side panel leading to:

Reception Hall: having stairs leading to the first floor level, laminate flooring, ceiling coving, radiator and door leading to:

Through Lounge/Dining Room: *21' 6" x 11' 8" max (6.56m x 3.56m)* having chimney breast wall with modern contemporary fire surround and inset living flame electric fire, double glazed window to the front, double glazed patio doors leading to the rear garden, laminate flooring, ceiling coving, two radiators

Refitted Kitchen: *9' 5" x 9' 3" (2.88m x 2.82m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset single sink and drainer unit with mixer tap, splashback tiling, built in oven, inset four burner gas hob with extractor hood above, plumbing for automatic washing machine, wall mounted Potterton Pro Max combi HE central heating boiler, radiator, under stairs pantry, door leading to the rear outbuilding.

On The First Floor

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

Bedroom One: 13' 9" x 10' 1" (4.20m x 3.07m) having radiator, double glazed window to the front, built in wardrobe over stairwell

Bedroom Two: 11' 8" x 11' 1" (3.56m x 3.37m) having radiator, double glazed window to the rear

Refitted Family Bathroom: having a white suite comprising panelled bath with shower fitment, vanity wash hand basin, low level W.C., radiator, double glazed window to the rear

Outside: having a planted foregarden and paved driveway to the front. A shared pedestrian entry leads to a fully enclosed rear garden with mature tree screening to the rear, brick built outbuilding, decking area and lawn





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 - 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.

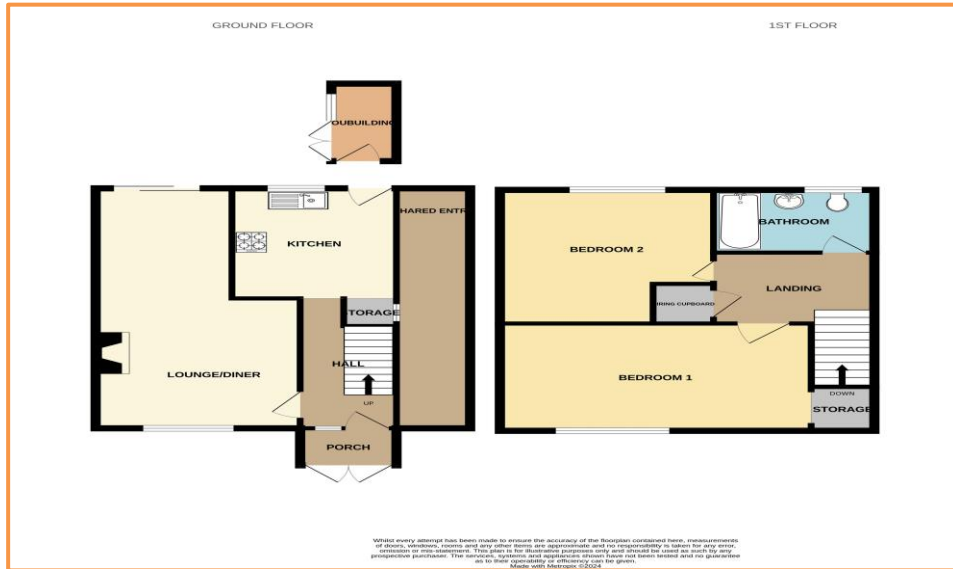
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£165,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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