

# SKITTS

ESTATE AGENTS



**Russell Close, Ashmore Park**  
Wednesfield, WV11 2LA

**£185,000**

01902 631151

**We Value Your Home**



**\*\*A THREE BEDROOM MID TERRACED HOUSE\*\*** offering no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of hall, through lounge/dining room, kitchen, first floor bathroom, enclosed rear garden, driveway affording off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOU'RE VIEWING!!**

**Description:** Skitts are pleased to offer for sale this three bedroom mid terraced house situated in the 'Ashmore Park Estate in Wednesfield. Offering no upward chain. Benefits from double glazing and gas radiator central heating. Comprising of hall, through lounge/dining room with French doors open onto the rear garden, kitchen with built-in hob and oven, first floor bathroom, enclosed rear garden, covered side entrance and block paved driveway affording off road parking.

**Entrance Hall:** having uPVC double glazed window to the front, radiator, stairs leading to the first floor level

**Lounge/Dining Room:** 20' 1" x 10' 11" (6.12m x 3.34m) having uPVC double glazed bay window to the front, uPVC double glazed French style doors leading to the rear garden, two radiators, fireplace with living flame gas fire

**Kitchen:** 9' 5" x 7' 7" (2.88m x 2.31m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one a half bowl sink and drainer unit, built in electric oven, inset gas hob and extractor hood above, plumbing for washing machine, uPVC double glazed window to the rear, uPVC double glazed door leading to the rear garden

#### **On The First Floor**

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

**Bedroom One:** 13' 3" x 11' 4" (4.04m x 3.45m) having two uPVC double glazed windows to the front, radiator

**Bedroom Two:** 11' 3" x 6' 8" (3.44m x 2.03m) having uPVC double glazed window to the rear, radiator, cupboard housing the boiler

**Bedroom Three:** 10' 3" x 10' 0" max 6' 6" min (3.12m x 3.05m max 1.99m min) having uPVC double glazed window to the front, cupboard, radiator

**Bathroom:** 9' 11" max x 5' 6" (3.02m x 1.68m) having suite comprising corner bath with shower over, pedestal wash hand basin, low flush W.C., heated towel rail, two obscure uPVC double glazed windows to the rear, fully tiled

**Outside:** having enclosed fenced garden to the rear with lawn, paved patio, door leading to side shared entrance, two sheds and outside tap. Block paved driveway to the fore





**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.

**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.

**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 act 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.

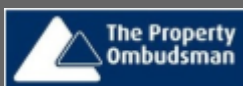




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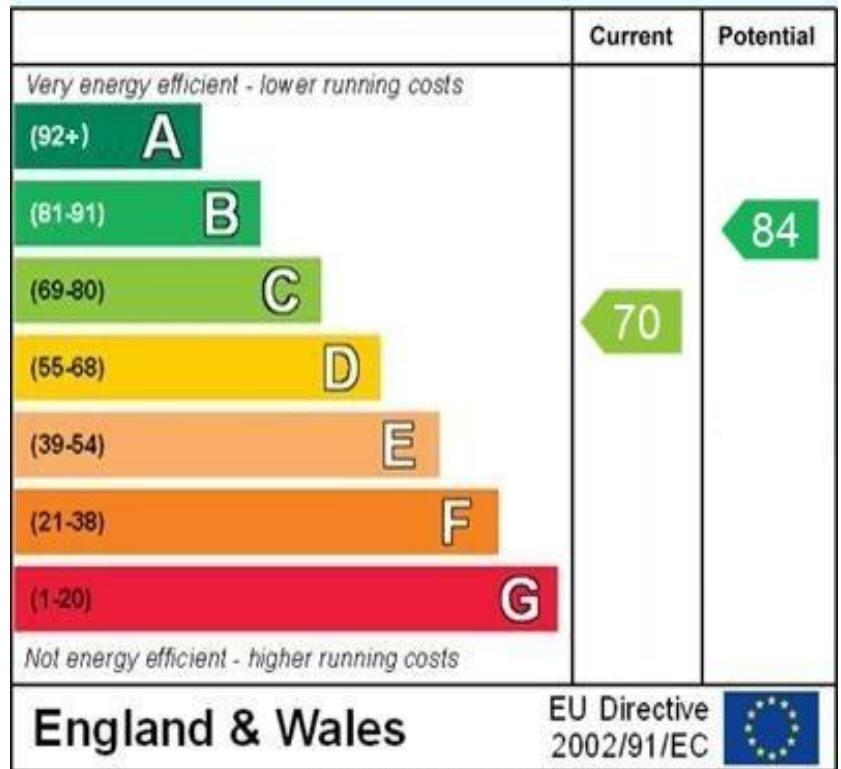
GROUND FLOOR

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.  
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### Energy Efficiency Rating



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