



## Coronation Avenue, County Bridge

Willenhall, WV13 2RW

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**\*\*A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE\*\* in need of modernisation. Offers no chain and is situated close to local schools, amenities and a short distance from Junction 10 M6 Motorway. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, lounge, dining room, kitchen, first floor bathroom, front and rear gardens and driveway. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this three bedroom traditional semi-detached house in need of modernisation offering no upward chain. Benefits from gas radiator central heating and double glazing. Comprises of porch, hall, lounge, dining room, kitchen, bathroom, front and rear garden and driveway affording off road parking.

**Entrance Porch:** having uPVC double glazed double doors and windows

**Entrance Hall:** having part single glazed stained glass front entrance door and side windows, stairs leading to the first floor level, radiator, storage cupboard with uPVC double glazed window to the side under the stairs

**Lounge:** 14' 6" x 10' 10" (4.42m x 3.31m) having uPVC double glazed bay window to the front, open fireplace, radiator

**Dining Room:** 13' 0" x 10' 11" (3.95m x 3.34m) having open fireplace, radiator, uPVC double glazed door and two uPVC double glazed windows to the rear

**Kitchen:** 8' 0" x 5' 11" (2.43m x 1.81m) having uPVC double glazed window to the side, uPVC double glazed door leading to the rear garden, inset sink and drainer unit, space for gas cooker

## On The First Floor

**Landing:** having obscure uPVC double glazed window to the side, access to loft storage area, doors leading off to:

**Bedroom One:** 14' 5" x 10' 10" (4.40m x 3.31m) having uPVC double glazed bay window to the front, radiator, fireplace

**Bedroom Two:** 12' 6" x 11' 0" (3.82m x 3.35m) having uPVC double glazed window to the rear, radiator, fireplace

**Bedroom Three:** 7' 9" x 6' 0" (2.36m x 1.83m) having uPVC double glazed window to the front, radiator

**Bathroom:** 8' 1" x 6' 0" (2.46m x 1.82m) having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., airing cupboard housing the boiler, radiator, uPVC double glazed window to the rear

**Outside:** having enclosed part fenced, part hedge rear garden with paved patio, lawn, brick store, shed and side entrance gate. Lawned foregarden with dwarf wall and concrete driveway





# 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: 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.

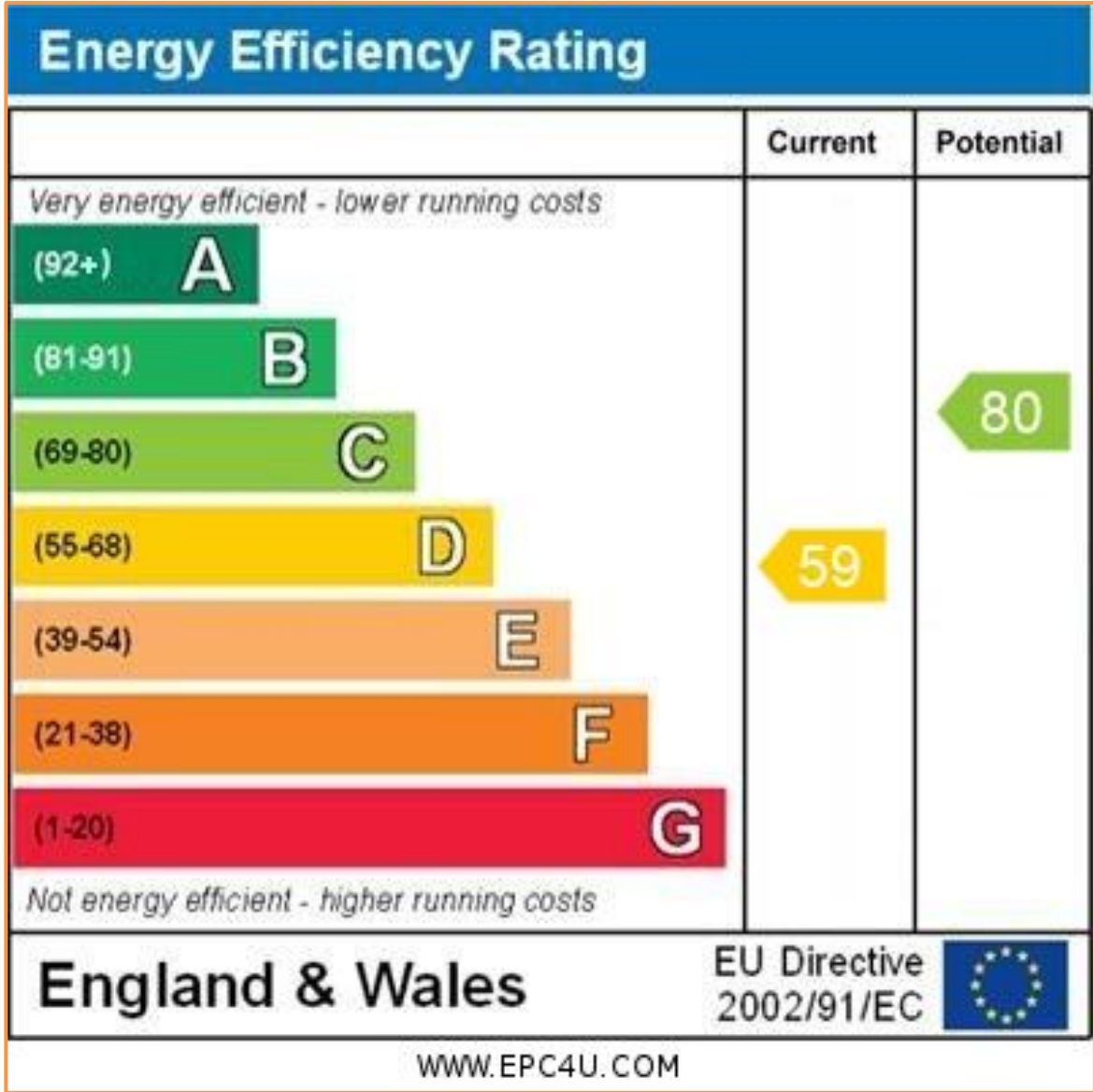
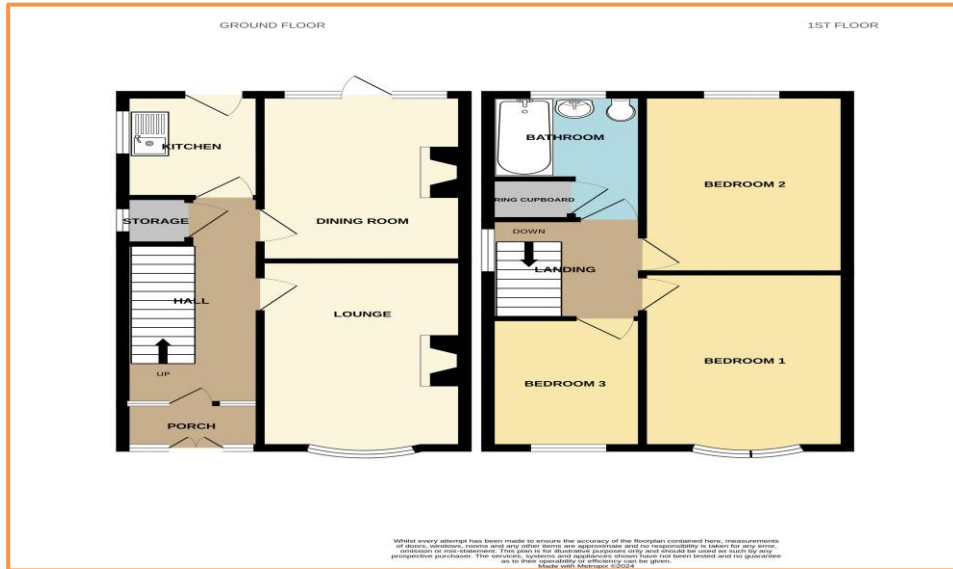
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£175,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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