

SKITTS

ESTATE AGENTS



**Birmingham Street,
Willenhall, WV13 2HW**

£140,000

01902 631151

We Value Your Home



****A TRADITIONAL TWO BEDROOM MID TERRACED HOUSE**** with no chain. Close to local schools and amenities. Benefits from partial double glazing and gas radiator central heating. Comprises of lounge/dining room, fitted kitchen, two bedrooms, refitted first floor shower room and rear garden. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description Skitts are pleased to offer for sale this two bedroom mid terraced house offering no upward chain. Located close to local schools and amenities. Benefits from partial double glazing and gas radiator central heating. Comprises of lounge/dining room, fitted kitchen, two bedrooms, refitted shower room and rear garden.

Sitting Room: 10' 11" x 10' 10" max into recess (3.32m x 3.29m) having uPVC double glazed front entrance door, single glazed bay window to the front, radiator

Lounge: 11' 11" x 10' 10" (3.63m x 3.31m) having single glazed window to the rear, radiator, stairs leading to the first floor level, door to:

Kitchen: 13' 2" x 5' 10" (4.02m x 1.79m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven and hob, plumbing for washing machine, radiator, two uPVC double glazed windows to the side, uPVC double glazed door to the side

On The First Floor

Landing: having radiator, doors leading off to:

Bedroom One: 13' 1" into recess x 10' 11" (3.99m x 3.34m) having radiator, uPVC double glazed window to the front

Bedroom Two: 11' 11" x 10' 1" (3.62m x 3.07m) having single glazed window to the rear, radiator, wall mounted boiler, cupboard with access to loft storage area

Refitted Shower Room: 8' 10" x 5' 7" (2.69m x 1.71m) having double shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., radiator, obscure single glazed window to the rear, partly tiled walls





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.

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.

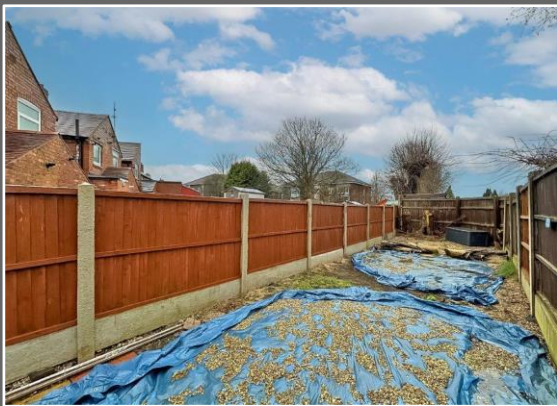


DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you 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.

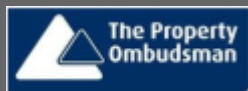




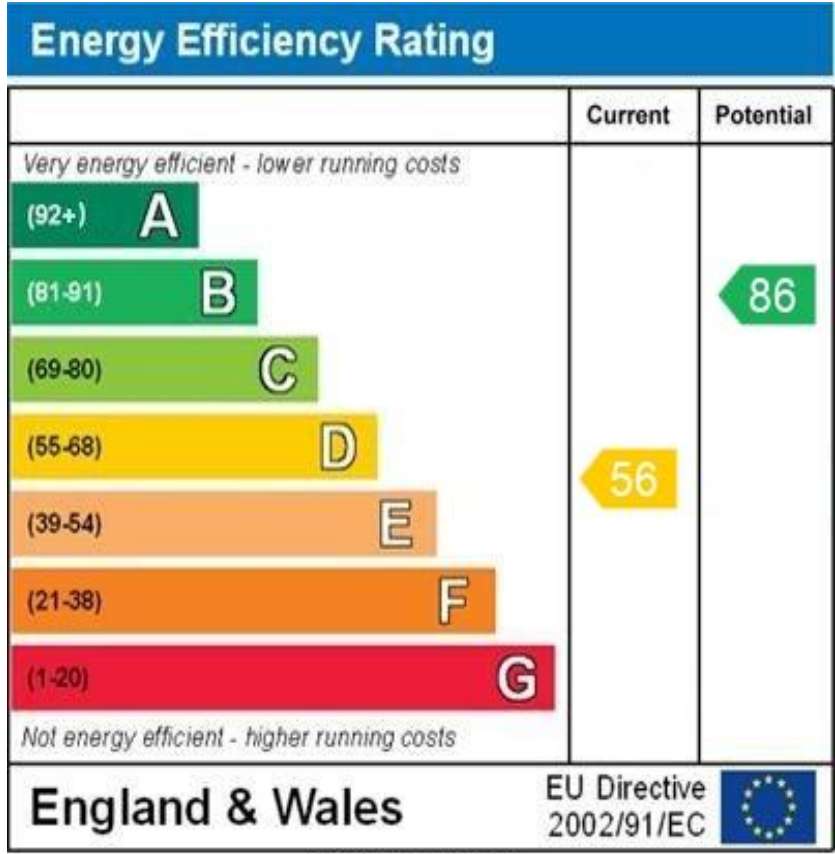
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 ©2024



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