



Banks Street,
Willenhall, WV13 1SP

SKITTS
ESTATE AGENTS

Accommodation description

This spacious Victorian semi-detached property offers charming period features alongside comfortable living accommodation in a very popular location. Benefiting from gas radiator central heating and double glazing, internal viewing is highly recommended to appreciate the quality and style of the accommodation which briefly comprises of : Front reception room, rear lounge, dining room leading to guest wc and kitchen, four bedrooms, refitted bathroom, attractive established rear garden and low maintenance frontage

Description: Skitts are delighted to offer for sale this beautifully presented four bedroom Victorian semi-detached situated close to local schools and amenities and is just a short distance from the Memorial Park. Internal inspection is highly recommended to appreciate the accommodation on offer which briefly comprises of:-

Entrance Porch: having part single glazed front entrance door, half tiled walls, "Minton" tiled floor, single glazed front entrance door leading to:

Entrance Hall: having part panelled walls, "Minton" tiled floor, radiator, stairs leading to the first floor level, door to cellar

Cellar: having light and power points

Sitting Room: 14' 3" x 12' 5" (4.34m x 3.79m) having wooden bay window to the front, wooden floor, open fireplace, radiator, picture rail, coved ceiling

Lounge: 13' 11" x 10' 6" (4.24m x 3.20m) having uPVC double glazed window to the rear, radiator, fireplace with living flame gas fire, wooden flooring, dado rail

Dining Room: 18' 2" x 9' 11" (5.53m x 3.02m) having single glazed window to the side, uPVC double glazed window to the side, tiled floor, fireplace, radiator, built in cupboards

Downstairs W.C. 5' 10" x 4' 10" (1.79m x 1.48m) having panelled walls, tiled floor, low flush W.C., wash hand basin, plumbing for a washing machine and an obscure uPVC double glazed window to the side

Kitchen: 15' 3" x 9' 10" (4.66m x 2.99m) having a range of wall cupboards, freestanding base units, space for range style cooker, inset one and a half bowl sink with mixer tap, work surfaces, radiator, wall mounted boiler, tiled floor, uPVC double glazed window to the side and rear, part double glazed door leading to the garden

On The First Floor

Split Level Landing: having single glazed skylight window, doors leading off to:

Bedroom One: 17' 0" x 12' 1" (5.17m x 3.69m) having two wooden double glazed windows to the front, built in wardrobes, radiator

Bedroom Two: 13' 11" x 10' 9" (4.25m x 3.28m) having uPVC double glazed window to the rear, radiator, ornamental fireplace

Bathroom: 6' 11" x 6' 10" (2.11m x 2.09m) having white suite comprising panelled bath with electric shower over, pedestal

wash hand basin, low flush W.C., part tiled, uPVC obscure glazed window to the side, chrome effect towel rail

Inner Landing: having radiator, access to loft space, cupboard and doors off to:

Bedroom Three: 15' 3" x 9' 11" (4.65m x 3.01m) having uPVC double glazed window to the rear, radiator, ornamental fireplace, access to loft storage area

Bedroom Four: 10' 11" x 5' 11" (3.34m x 1.81m) having uPVC double glazed window to the side, radiator

Outside: having enclosed well established fenced garden to the rear with paved patio, lawns, flower borders, outside tap and side entrance gate. There is a paved foregarden





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: E

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.

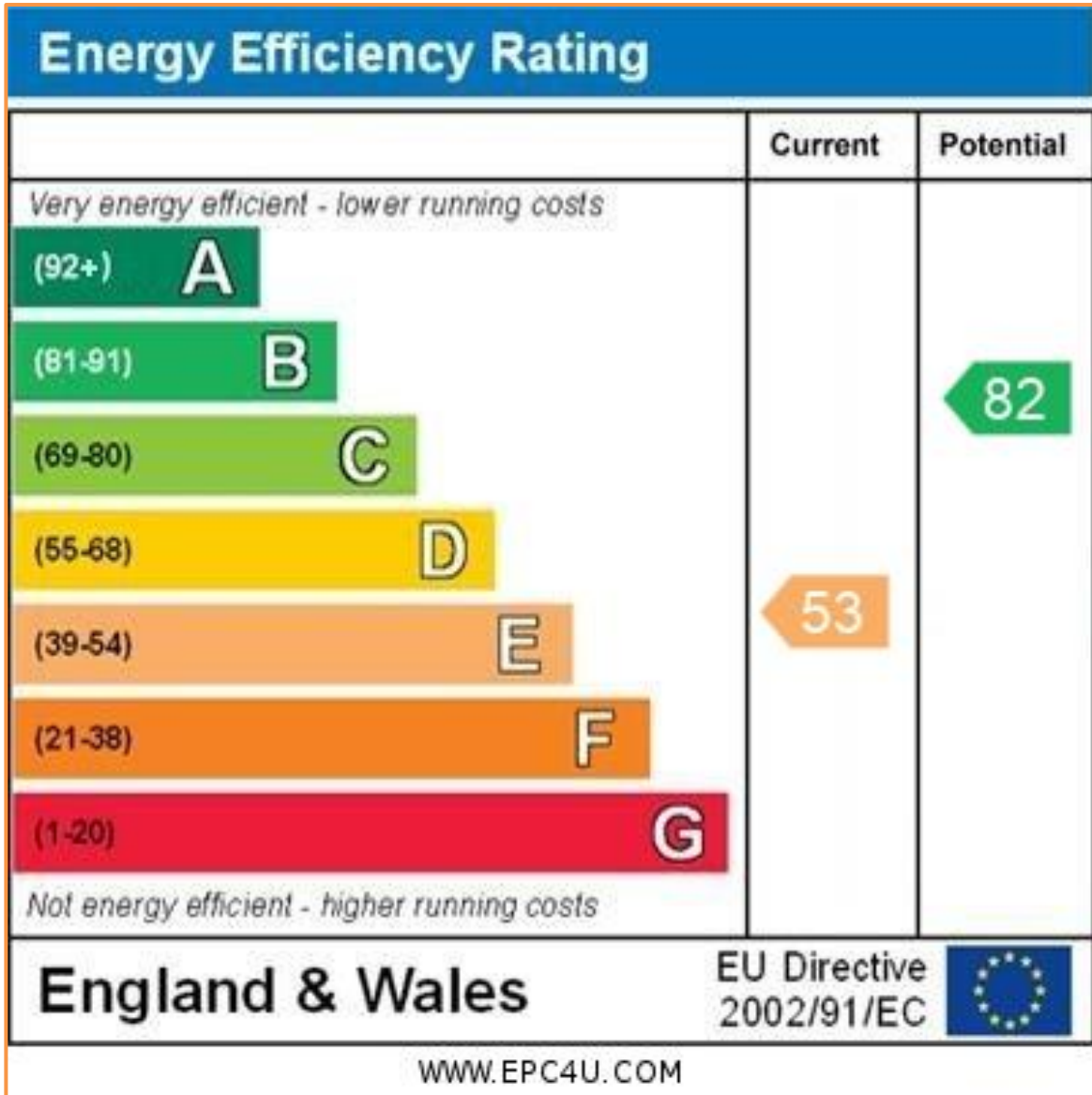
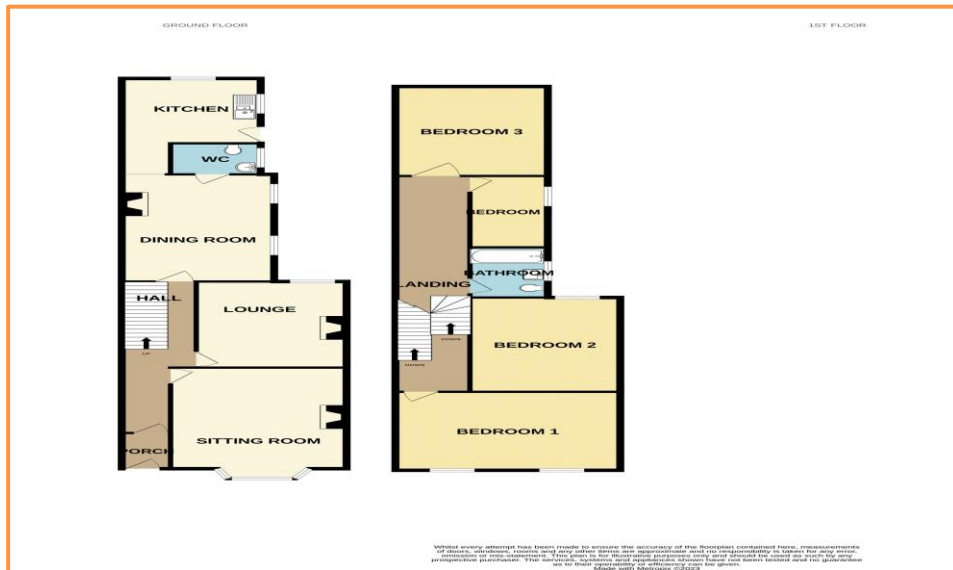
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in the Region Of £325,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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