



Lodge Street,
Willenhall, WV12 4JP

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED EXTENDED THREE STOREY END TERRACED HOUSE**** located close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprise of hall, lounge, extended kitchen/diner, lobby, downstairs w.c., utility and storage room, two bedrooms and bathroom to the first floor and master bedroom with en-suite shower room to the second floor, enclosed rear garden and off road parking. The property is in a mining area. Mining Report available. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this traditional three storey three bedroom end terraced house situated close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of hall, lounge, extended kitchen/diner, lobby, downstairs w.c., utility, store room, two bedrooms and family bathroom to the first floor, bedroom with en-suite to the second floor, enclosed rear garden and driveway affording off road parking.

Entrance Hall: having part double glazed front entrance door, stairs leading to the first floor level, radiator, bi-fold door leading to:

Lounge: 17' 0" x 12' 0" (5.19m x 3.65m) having double glazed bay window to the front, wooden flooring, radiator, gas fire, under stairs storage cupboard with double glazed window to the side, double doors opening into:

Extended Kitchen/Diner: 17' 1" x 15' 2" (5.21m x 4.62m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, built in electric oven, inset gas hob and extractor hood above, "Belfast" sink, integrated refrigerator/freezer, plumbing for dishwasher, double glazed window to the rear, double glazed French style doors leading to the rear garden, radiator, two velux windows, door leading to:

Lobby: having part single glazed door to the side, door leading to:

Downstairs W.C.: having a low flush W.C., wash hand basin, tiled floor

Storage Room: 17' 1" x 7' 9" (5.20m x 2.36m) having uPVC double glazed door leading to the rear garden, light and power points, door leading to:

Utility: 7' 9" x 6' 5" (2.36m x 1.96m) having plumbing for washing machine, uPVC double glazed door to the front

On The First Floor

Landing: having obscure uPVC double glazed window to the side and to the front, laminate flooring, radiator, stairs leading to the second floor, doors leading off to:

Bedroom One: 15' 0" x 9' 1" (4.57m x 2.77m) having uPVC double glazed window to the front, radiator, laminate flooring

Bedroom Two: 10' 7" x 7' 10" (3.22m x 2.38m) having uPVC double glazed window to the rear, radiator, laminate flooring

Bathroom: 7' 0" x 6' 4" (2.14m x 1.93m) having obscure uPVC double glazed window to the rear, suite comprising panelled bath with shower, low flush W.C., pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail

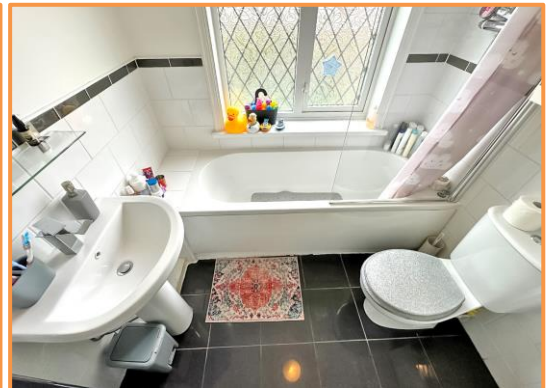
On The Second Floor

Loft Bedroom: 15' 6" x 8' 7" (4.72m x 2.62m) having laminate flooring, Velux window to the rear, radiator, built in single wardrobe, door to:

Ensuite Shower Room: 6' 5" x 6' 0" (1.96m x 1.82m) having corner shower cubicle with fitted shower, low flush W.C., pedestal wash hand basin, heated towel rail, tiled floor, double glazed Velux window

Outside: The rear garden is enclosed with fenced boundaries. Being laid to lawn with paved patio area. To the front there is a driveway affording off road parking.

Agents Note: The property is in a mining area. A coal mining report is available.





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.

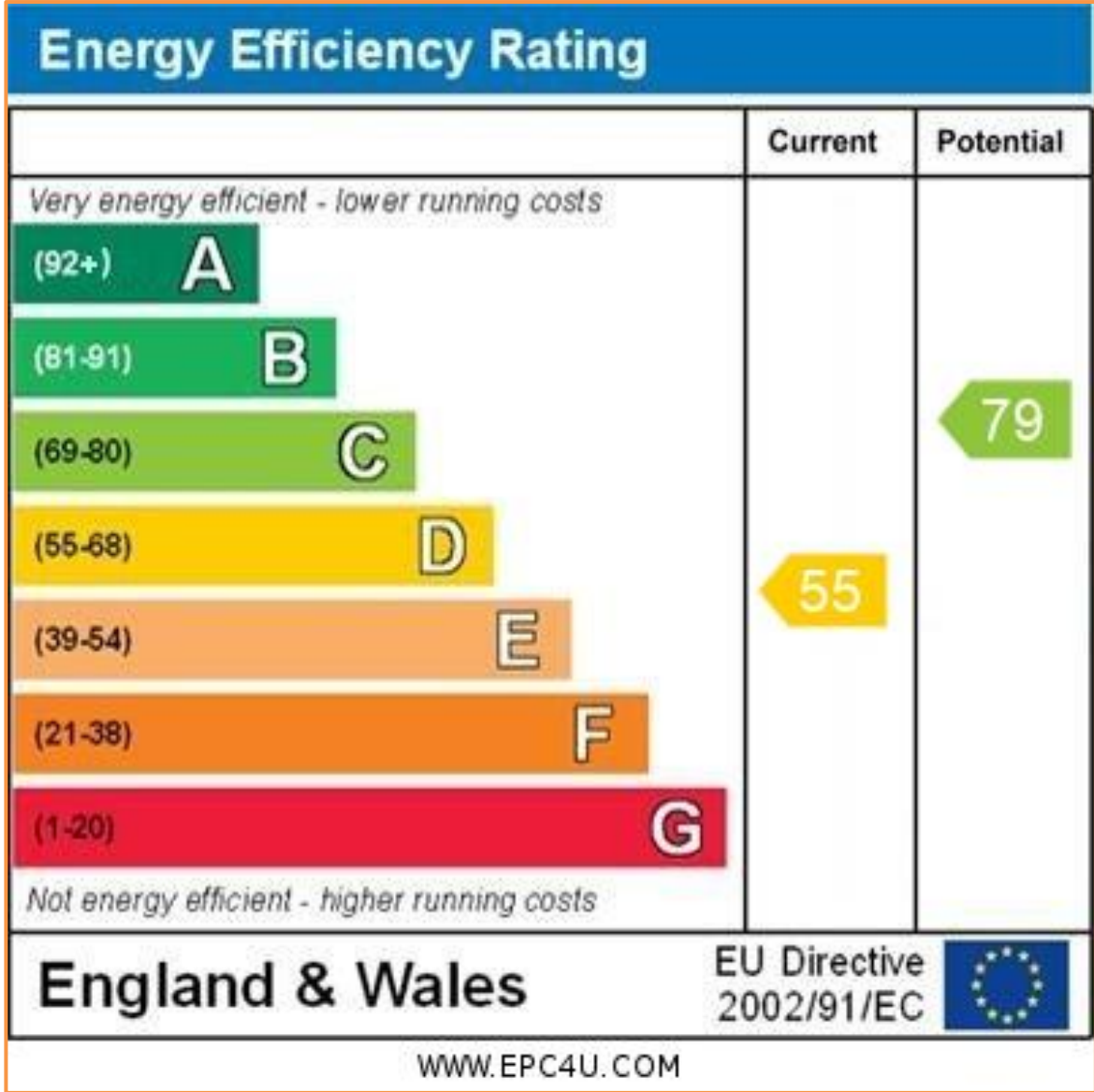
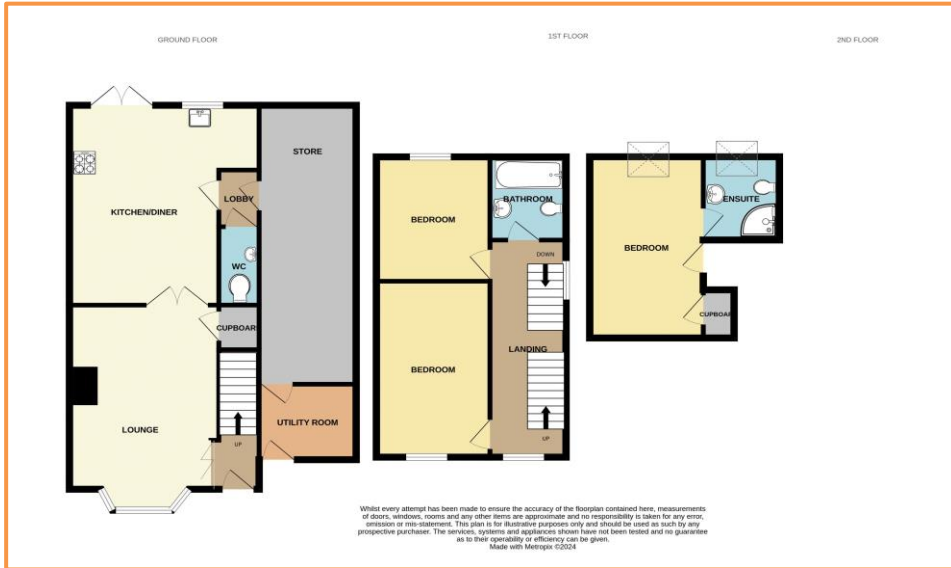
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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