



Pooles Lane, Short Heath

Willenhall, WV12 5HJ

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE**** situated close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of two receptions, fitted kitchen, two double bedrooms, first floor bathroom and an enclosed rear garden. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this well presented two bedroom mid terraced house situated close to schools and amenities. Ideal for first time buyers and buy to let investors. Benefits from double glazing and gas radiator central heating. Briefly comprises of lounge, dining room, fitted kitchen, two double bedrooms, first floor modern bathroom and an enclosed rear garden.

Lounge: 12' 4" x 11' 11" (3.76m x 3.64m) having uPVC double glazed front entrance door, uPVC double glazed window to the front, radiator, laminate flooring, part wooden paneling to walls

Dining Room: 12' 1" x 11' 11" (3.68m x 3.64m) having door leading to the stairs to the first floor, laminate flooring, ceiling spotlights, uPVC double glazed window to the rear, vertical radiator, wooden part paneling to walls, door leading to:

Kitchen: 16' 7" x 7' 8" (5.05m x 2.33m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, inset gas hob, plumbing for washing machine, tiled floor, uPVC double glazed windows to the side and rear, two obscure uPVC double glazed windows to the side, uPVC double glazed door to the side

On The First Floor

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

Bedroom One: 12' 3" x 12' 0" (3.74m x 3.65m) having uPVC double glazed window to the front, radiator

Bedroom Two: 12' 1" x 10' 6" (3.69m x 3.21m) having two uPVC double glazed windows to the rear, laminate flooring, radiator, over stairs storage cupboard

Bathroom: 8' 11" x 4' 10" (2.71m x 1.48m) having suite comprising paneled bath with Triton electric shower over, low flush W.C., vanity wash wash hand basin, obscure uPVC double glazed window to the rear, heated towel rail, tiled walls

Outside: having a shared side entry, paved area, lawn, fencing, outside tap and decking area



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: 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.

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.

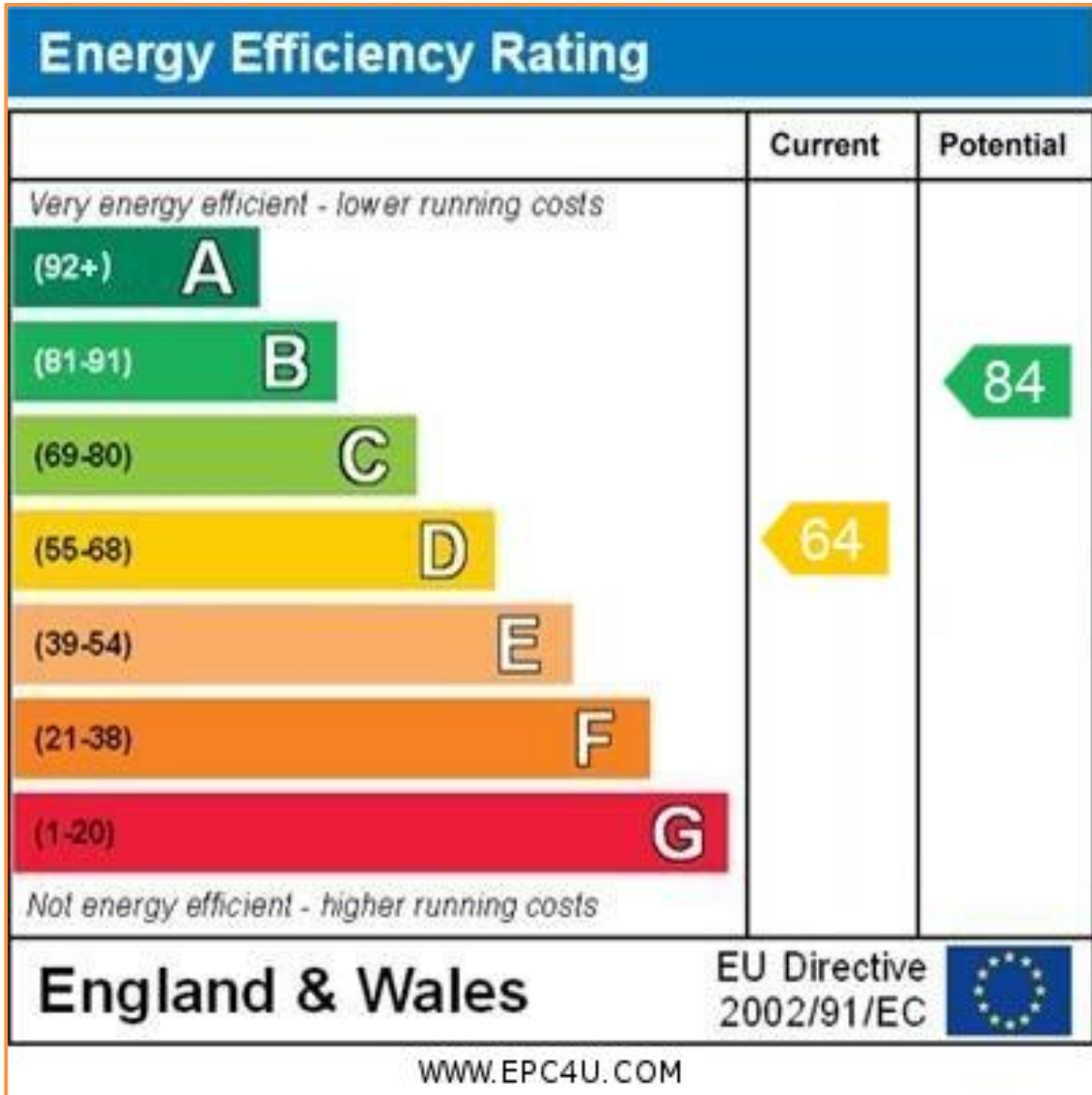
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £145,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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