



**Harry Perks Street,**  
Willenhall, WV13 1BN

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**Don't miss this modern gem! A modern purpose built two bedroom semi detached property built in 2016 and offering all the benefits of a recently built home, with two double bedrooms, superb modern fitted kitchen with appliances, downstairs wc and parking space to side. This property is in "ready to move in" condition and is located just off Clothier Street, and ideally placed for Willenhall / Wednesfield and local commuter routes.**

**Entrance Hall:** having double glazed window to the front, radiator, stairs leading to the first floor, door leading to:

**Lounge:** *12' 11" x 10' 0" (3.94m x 3.05m)* having double glazed window to the front, radiator and door to rear lobby

**Cloakroom:** having W.C., wash hand basin, tiled splashback, double glazed window to the side, radiator, extractor fan

**Kitchen:** *13' 6" to wall x 9' 3" (4.12m x 2.81m)* having a modern fitted kitchen comprising cream coloured wall and

base cupboard units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, built in oven, four ring gas hob and cooker hood above, plumbing for washing machine, Potterton central heating boiler concealed to cupboard

### On The First Floor

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

**Bedroom One:** *13' 7" x 10' 2" (4.15m x 3.10m)* having double glazed window to the front, radiator, telephone point and TV point, built in storage cupboard

**Bedroom Two:** *13' 7" max x 8' 9" max (4.15m x 2.67m)* having double glazed window to the rear, radiator, telephone, TV and Virgin media point

**Bathroom:** having suite comprising bath with mains fed shower over and screen, vanity wash hand basin, W.C., extractor fan, shaver point, part tiling to walls

**Outside:** front garden comprising of lawn with low level hedgerow to front perimeter, pathway to front door and side gate, parking space next to property. Enclosed garden to the rear with patio leading to lawn and side gated access.

**Rear Lobby** Doors to downstairs cloakroom, kitchen and cloaks cupboard





# 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: B**

**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.

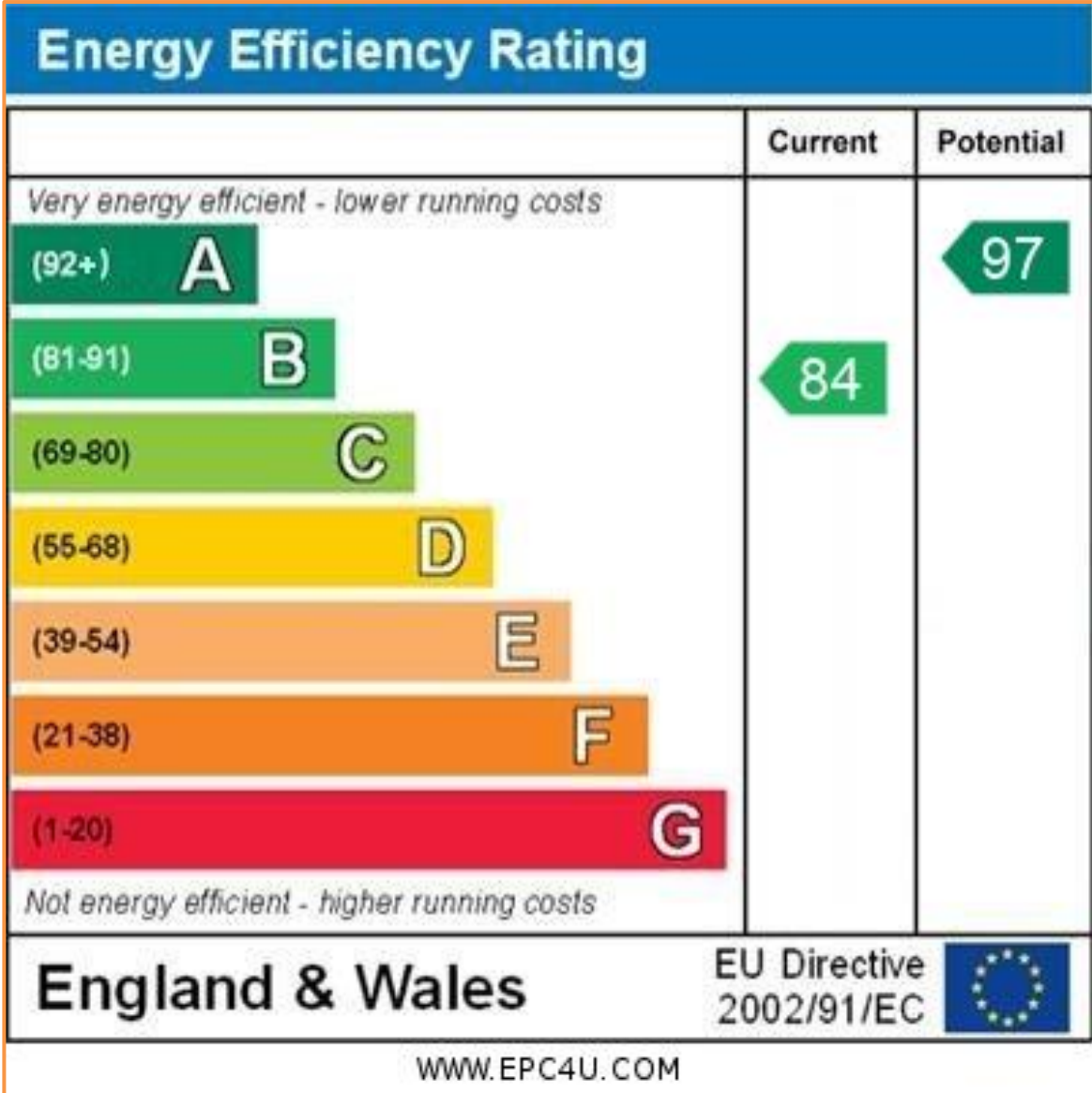
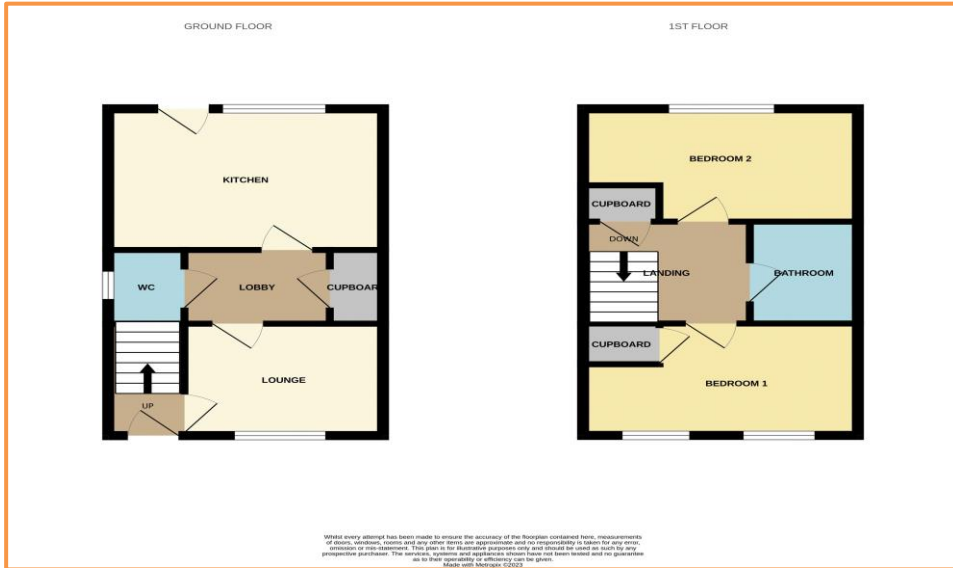
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £175,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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