



Essington Road,
Willenhall, WV12 5DW

SKITTS
ESTATE AGENTS

Accommodation description

****A TRADITIONAL THREE BEDROOM DETACHED HOUSE**** offering no upward chain. Close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprising of lounge, dining room, kitchen, rear porch, first floor shower room, enclosed rear garden, garage and off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this three bedroom detached house offering no upward chain. Situated close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of:-

Lounge: 13' 0" x 11' 11" (3.97m x 3.64m) having double glazed front entrance door, double glazed bay window to the front and to the side, open fireplace, radiator, door leading to:

Dining Room: 13' 0" x 11' 11" (3.97m x 3.63m) having double glazed bay window to the side, radiator, fireplace

with gas fire, door leading to the stairs to the first floor, under stairs storage cupboard, door to:

Kitchen: 13' 0" x 11' 11" (3.97m x 3.62m) 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, tiled splash backs, space for cooker, wall mounted boiler, radiator, tiled floor, part single glazed door leading to:

Rear Porch: having work top, tiled floor, double glazed window to the rear, double glazed door to the side

On The First Floor

Landing: having radiator, doors leading off to:

Bedroom One: 13' 0" x 12' 0" (3.97m x 3.66m) having double glazed window to the front, fireplace, radiator

Bedroom Two: 11' 11" x 9' 11" (3.64m x 3.02m) having double glazed window to the side, radiator, over stairs storage cupboard, built in wardrobe and over head cupboard

Bedroom Three: 12' 9" x 6' 7" (3.89m x 2.01m) having double glazed window to the rear, radiator, access to loft storage area

Shower Room: 9' 9" x 4' 11" (2.97m x 1.50m) having suite comprising shower cubicle, wash hand basin, low flush W.C., airing cupboard, double glazed window to the side, radiator

Outside: having double gates to the side which lead to off road parking area and detached garage. Enclosed rear garden being laid to lawn with trees and shrubs and side gated access





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: C

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.

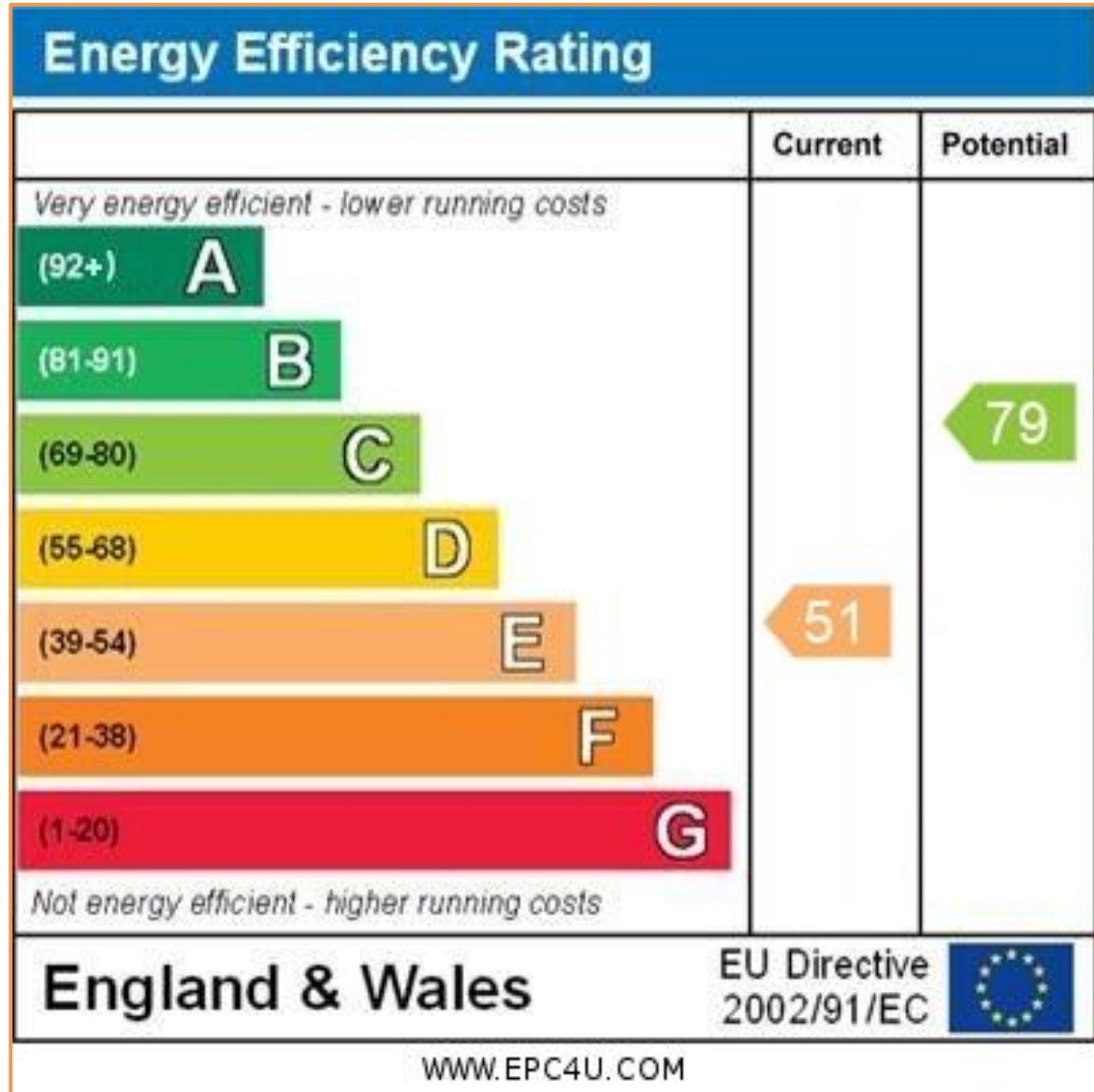
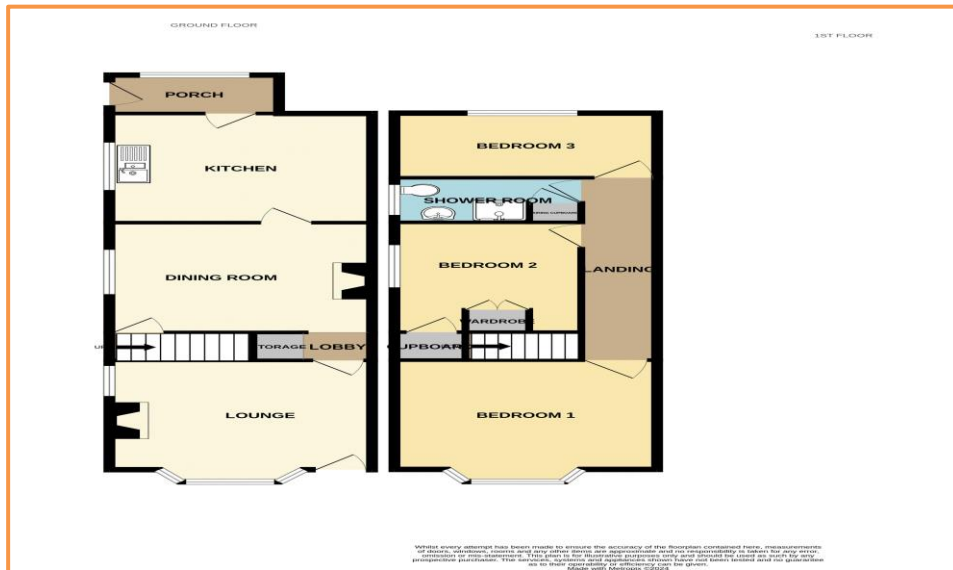
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net