

**JANUARY SALE**



**SALE PRICE: OFFERS OVER £135,000**

**Rowlands Close, Bentley**  
Walsall, WS2 0JS

**Offers Over £135,000**



**\*\*A THREE BEDROOM MID TERRACED HOUSE\*\*** offering no upward chain. Benefits from double glazing and gas central heating. Briefly comprising of porch, reception hall, downstairs w.c., lounge with archway to dining area, kitchen, first floor shower room, front and rear gardens. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!

**Description:** A three bedroom mid terraced house offering no upward chain. Ideal for first time buyers and buy to let investors. In need of some modernisation. Benefits from double glazing and partial gas radiator central heating. Comprises of reception hall, downstairs w.c., lounge/dining room, kitchen, wet room, front and rear gardens.

**Porch:** having uPVC double glazed double doors, uPVC double glazed windows, wall light, tiled floor, uPVC double glazed door leading to:

**Entrance Hall:** having laminate flooring, stairs leading to the first floor level, radiator

**Downstairs W.C.:** having low flush W.C., wash hand basin, uPVC double glazed window

**Lounge/Dining Room:** 13' 7" x 10' 10" (4.15m x 3.31m) having uPVC double glazed bay window to the front, brick fireplace, archway to:

**Dining Area:** 9' 11" x 8' 2" (3.03m x 2.50m) having radiator, double glazed patio doors to the rear garden, door to:

**Kitchen:** 12' 4" x 8' 0" (3.76m x 2.43m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink unit, built in electric oven and inset gas hob, double glazed window to the rear, uPVC double glazed door to the rear garden, radiator, cupboard housing the boiler

#### On The First Floor

**Landing:** having access to loft storage area, airing cupboard, radiator, doors leading to:

**Bedroom One:** 13' 3" x 11' 11" (4.03m x 3.63m) having double glazed window to the front

**Bedroom Two:** 13' 3" x 11' 7" (4.03m x 3.54m) having double glazed window to the rear

**Bedroom Three:** 8' 11" x 8' 7" (2.73m x 2.61m) having double glazed window to the front

**Wet Room:** having "Triton" electric shower, low flush W.C., wash hand basin, radiator, obscure double glazed window to the rear, dimplex heater

**Outside:** having a lawned foregarden and a pathway leads to the front entrance. Enclosed fenced garden to the rear with cold water tap, built in store, shed and rear gated access.







**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: C**

**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.

**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.

**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 act 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.

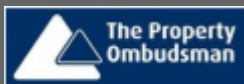




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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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