



Heath View, Wilkes Avenue, Bentley
Walsall, WS2 0JF

Offers in Excess of £135,000



uPVC Double Glazed Porch with door leading to;

Reception Hall 4' 4" x 7' 3" (1.31m x 2.2m) having airing and storage cupboards, hatch to the large roof space which is boarded with drop down ladder, radiator, door leading off to the bedroom, shower room and to

Living Room 13' 9" x 10' 5" (4.2m x 3.18m) having a feature fireplace with complementary electric fire, radiator, uPVC double glazed window to the rear, door leading to the rear porch and to

Kitchen 7' 7" x 7' 4" (2.31m x 2.23m) having a range of matching fitted wall and base cupboard units and work tops, inset stainless steel single drainer sink unit with mixer tap, wall mounted Worcester gas combination boiler, plumbing for automatic washing machine, uPVC double glazed window to the front, extractor fan

Rear Porch 10' 8" x 4' 0" (3.25m x 1.22m) having Upvc double glazed windows and door which leads to the rear garden

Bedroom 10' 2" x 9' 1" (3.1m x 2.78m) having fitted wardrobes, uPVC double glazed window and radiator

Shower Room 6' 5" x 5' 6" (1.96m x 1.68m) having a walk in corner shower, vanity wash hand basin, low flush W.C, radiator, uPVC double glazed window to front

Outside the front garden is lawned with paved pathway. Pleasantly arranged rear garden which extends to the side elevation, lawn and paved patio areas, pedestrian access and side entrance gate.

Agents Notes Coal mining report available by request from the Agent





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.

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 Mortgage Brothers Ltd 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.

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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



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		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		