



**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.

Mortgage Brothers Ltd 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.

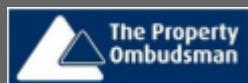




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## Energy Efficiency Rating

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