



**Alamein Road,
Willenhall, WV13 3TU**

£115,000



Porch: with part glazed door to;

Reception Hall: having stairs leading to the first floor level, doors leading off to the kitchen and to;

Through Lounge: 16' 4" x 11' 7" (4.98m x 3.54m) having a feature fireplace with marble effect back and hearth and complimentary coal effect gas fire, two radiators, uPVC double glazed windows to the front and rear

Fitted Dining Kitchen: 19' 10" x 8' 4" (6.04m x 2.53m) having a range of matching fitted wall and base cupboard units with roll edge work surfaces over, inset stainless steel single drainer sink unit, uPVC double glazed windows to the front and rear, gas cooker point, radiator, plumbing for automatic washing machine, door to;

Rear Hall: having uPVC double glazed door leading to the rear garden, door to;

Downstairs W.C.: having low flush W.C.

On The First Floor

Landing: having hatch to roof space, airing cupboard housing the gas central heating boiler, uPVC double glazed window to the rear, radiator, doors leading off to;

Bedroom One: 15' 1" max 8' 7" min x 10' 11" (4.60m max 2.62m min x 3.32m) having radiator, uPVC double glazed window to the front

Bedroom Two: 8' 10" x 7' 2" (2.68m x 2.19m) having radiator, uPVC double glazed window to the front

Shower Room: 8' 7" x 5' 3" (2.62m x 1.60m) having a walk in shower, pedestal wash hand basin, low flush W.C., radiator, uPVC double glazed window to the rear

Outside: generous garden to the rear being lawned with paved patio and pathway. Lawned garden to the fore and driveway providing off road parking

Agents Notes We are advised of a coal mine entry located at the rear boundary of the garden.





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.

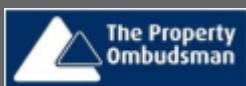




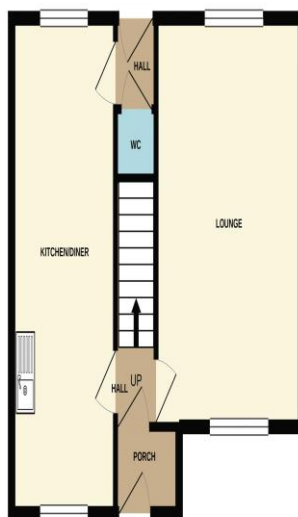
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GROUND FLOOR




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

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