



**Bentley Road North,
Walsall, WS2 0DF**

£180,000



****FOUR BEDROOM EXTENDED HOME IN POPULAR LOCATION****

Off road parking, lounge, kitchen/diner, three double bedrooms and single bedroom, ensuite to master bedrooms, family bathroom, double glazing, central heating, front and rear gardens

Porch: leading to;

Entrance Hall: having stairs leading to the first floor level, radiator, door to the lounge and to dining kitchen

Lounge: 13' 4" into bay x 10' 9" (4.06m x 3.27m) having double glazed bay window to the front, radiator

Dining Kitchen: 16' 9" x 10' 10" (5.10m x 3.30m) having a range of fitted wall and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, inset five ring gas hob with extractor fan above, plumbing for washing machine, double glazed windows to the side and rear, double glazed patio door to the rear

On The First Floor

Landing: having double glazed window to the side, stairs leading to the second floor level and doors off to;

Bedroom Two: 13' 4" into bay x 10' 3" (4.06m x 3.12m) having double glazed bay window to the front, radiator

Bedroom Three: 10' 11" x 10' 11" (3.32m x 3.32m) having double glazed window to the rear, radiator

Bedroom Four: 6' 3" x 6' 0" (1.90m x 1.83m) having double glazed window to the front, radiator

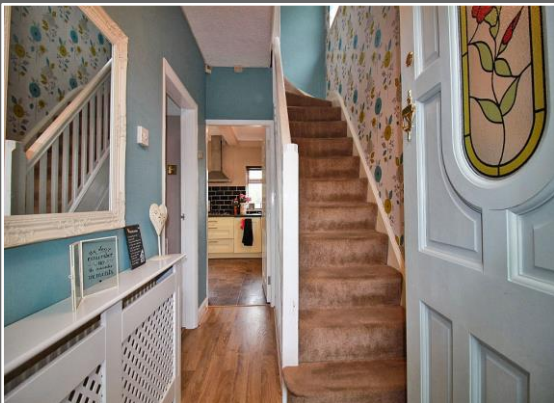
Bathroom: having suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, double glazed window to the rear, heated towel rail

On The Second Floor

Master Bedroom: 17' 4" x 9' 0" min (5.28m x 2.74m) double glazed window to the rear, two Velux type windows to the front, radiator

Ensuite Shower Room: having shower cubicle and low flush W.C.

Outside: To the front there is a driveway providing off road parking. Rear garden with patio area and lawn





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.

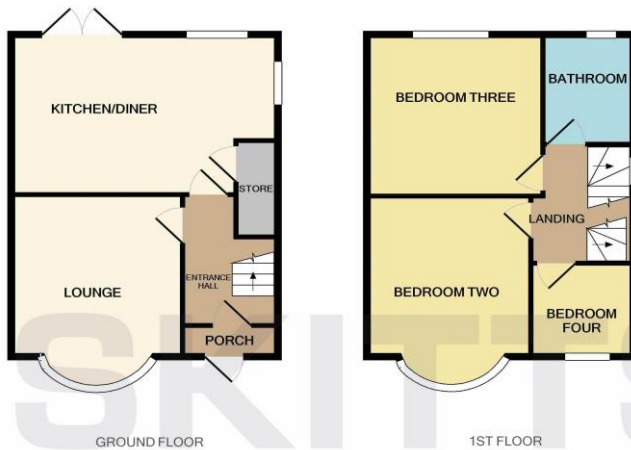


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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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