



**Lichfield Road,**  
Willenhall, WV12 5UJ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A TRADITIONAL FOUR BEDROOM SEMI-DETACHED HOUSE\*\* offering no upward chain. Great potential. Beautiful gardens. In need of modernisation. Comprises of entrance porch, hallway, three reception rooms, kitchen, utility, downstairs w.c., bathroom, separate w.c., double gates lead to off road parking and detached garage. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this four bedroom semi-detached house situated within easy reach of Willenhall and Wolverhampton Town Centre. Viewing is highly recommended to appreciate the potential this property has to offer. Briefly comprises of the following accommodation:-

**Entrance Porch:** having uPVC double glazed door and windows, stained glass front entrance door leading to:

**Reception Hall:** having stained glass windows, radiator, stairs leading to the first floor level, under stairs cupboard, radiator

**Lounge:** 14' 2" x 14' 0" (4.33m x 4.26m) having uPVC double glazed window to the front, fireplace, radiator

**Dining Room:** 14' 1" x 14' 0" (4.28m x 4.26m) having uPVC double glazed bay window to the side, radiator, fireplace with living flame gas fire

**Sitting Room:** 14' 1" x 10' 1" (4.29m x 3.07m) having fireplace, two uPVC double glazed bay windows to the side, opening to:

**Kitchen:** 13' 11" x 6' 6" (4.24m x 1.98m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer, gas hob, single glazed window to the side. Door to:-

**Utility Room:** 8' 6" x 0' 0" (2.58m x 0m) having single glazed window to the rear, uPVC double glazed door to the side, plumbing for washing machine

**Downstairs W.C.:** 7' 3" x 4' 11" (2.20m x 1.49m) having single glazed window to the rear, low flush W.C., pedestal wash hand basin, radiator

### **On The First Floor**

**Landing:** having single glazed stained glass window to the side, access to loft storage area, doors leading off to:

**Bedroom One:** 14' 1" x 14' 0" (4.29m x 4.27m) having uPVC double glazed window to the front and side, radiator, fireplace

**Bedroom Two:** 13' 3" x 10' 9" (4.03m x 3.28m) having uPVC double glazed window to the side, radiator, built in cupboard

**Bedroom Three:** 14' 0" x 10' 1" (4.27m x 3.07m) having two single glazed windows to the side, radiator

**Bedroom Four:** 7' 9" x 6' 11" (2.35m x 2.11m) having single glazed window to the side, radiator

**Bathroom:** 7' 1" x 6' 6" (2.15m x 1.98m) having suite comprising panelled bath, pedestal wash hand basin, airing cupboard, radiator, uPVC double glazed window to the side

**Separate W.C.:** having W.C., uPVC double glazed window to the side

**Outside:** having gardens to the rear and side with lawns, trees and shrubs, gravelled and patio areas and gate. Paved driveway to the front with double gates Please note that this property does not have mains drainage and is serviced via a sewage tank

**Brick Built Garage:** having double wooden doors





# General information

**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: C**

**EPC RATING: F**

**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.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

**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.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**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 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.

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.

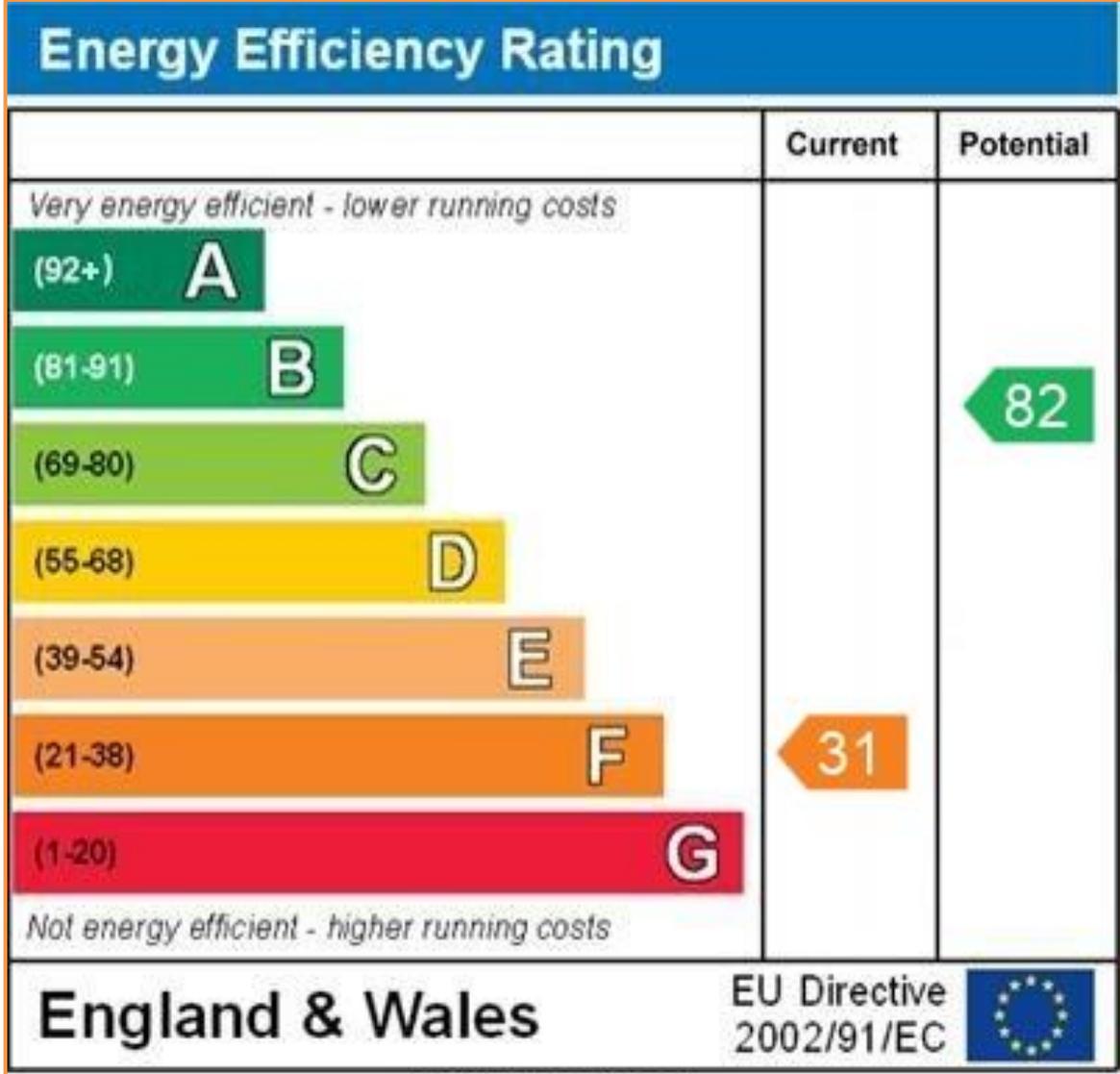


Offers in the Region Of £220,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used for any purpose other than that for which it was intended. The accuracy of the floorplan is not guaranteed and no liability is accepted for any error or omission.



WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)