



**Bembridge Close,
Willenhall, WV12 5YX**

Offers in the Region Of £230,000



WELL-MAINTAINED, SPACIOUS and MODERN two-bedroom semi-detached house situated in a desirable residential location, offering convenient access to local amenities and transport links. The accommodation is arranged over two floors and briefly comprises an entrance porch leading into an entrance hall, a comfortable lounge, and a fitted kitchen with access to a conservatory at the rear, providing additional living space and views over the garden. To the first floor, there are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking and a garage, along with garden space to the rear, offering a pleasant outdoor area. Presented in good condition throughout, this property would appeal to a range of buyers including first-time purchasers, downsizers, or investors. Don't miss the chance to make this lovely cared for home yours. CALL SKITTS WILLENHALL to book a viewing.

Entrance Porch

Entrance Hall

Lounge 13' 2" x 19' 6" (4.01m x 5.95m)

Kitchen 12' 8" x 10' 8" (3.87m x 3.24m)

Conservatory 8' 2" x 10' 7" (2.50m x 3.22m)

First Floor Landing

Bedroom One 9' 4" x 13' 3" (2.85m x 4.04m)

Bedroom Two 6' 9" x 11' 3" (2.06m x 3.42m)

Family Bathroom

Rear Garden

Garage

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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: B

EPC RATING: TBC

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 The Finance Family to act 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.





GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements, widths, heights, areas and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers are advised to make their own arrangements to inspect the property before purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. Measurements are approximate and not to scale.

**9 New Road
Willenhall
WV13 2BG**

01902 631151

willenhall@skitts.net