



**Devon Road , Country Bridge**  
Willenhall, WV13 2RR

**£200,000**



**\*\*A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE\*\***  
**\*\*TWO RECEPTIONS\*\* GENEROUS REAR GARDEN\*\* \*\*CLOSE TO LOCAL SCHOOLS & AMENITIES\*\* \*\*REFITTED BATHROOM\*\* \*\*OFF ROAD PARKING\*\***

**Description:** Skitts are pleased to offer for sale this traditional three bedroom semi-detached house benefiting from double glazing and gas central heating. Briefly comprising of reception hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is generous enclosed rear garden and paved shared driveway affording off road parking.

**Entrance Hall:** having uPVC double glazed door, two obscure double glazed windows, laminate flooring, stairs leading to the first floor level, radiator, alarm keypad, door leading to;

**Lounge Area:** 15' 3" x 10' 11" (4.65m x 3.33m) having a feature fireplace, radiator, double glazed bay window to the front

**Dining Area:** 9' 6" x 9' 0" (2.90m x 2.75m) having uPVC double glazed French style doors leading to the rear garden, laminate flooring, radiator, door leading to;

**Kitchen:** 10' 7" x 7' 5" (3.23m x 2.27m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, uPVC double glazed window to the side, uPVC double glazed door leading to the rear garden, plumbing for washing machine

**On The First Floor**

**Landing:** having uPVC double glazed window to the side, doors leading off to;

**Bedroom One:** 13' 11" into bay x 10' 4" (4.25m x 3.15m) having double glazed bay window to the front, radiator

**Bedroom Two:** 10' 11" x 10' 11" (3.34m x 3.33m) having double glazed window to the rear, laminate flooring, radiator, access to loft storage area with pull down ladder

**Bedroom Three:** 7' 2" x 6' 1" (2.18m x 1.86m) having double glazed window to the front, laminate flooring, radiator

**Refitted Bathroom:** 7' 5" x 5' 4" (2.25m x 1.62m) having suite comprising panelled bath, vanity wash hand basin, low flush W.C., radiator, airing cupboard, double glazed window to the rear

**Outside:** having enclosed fenced garden to the rear, lawn, decking, shed, side entrance gate. Paved shared driveway to the front







**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: D**

**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.





9 New Road  
Willenhall  
WV13 2BG

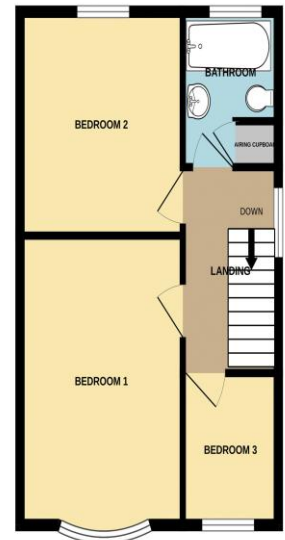
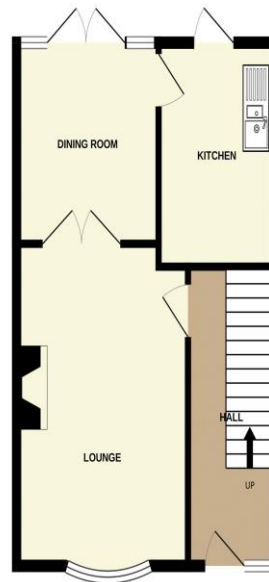
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GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA- 805 sq.ft. (74.8 sq.m.) approx.  
While 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 mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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