



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

Offers in the Region Of £230,000



Skitts Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached home, ideally situated close to local shops, schools, and transport links — making it the perfect choice for first-time buyers or growing families alike. Offered with no upward chain, this property is ready to move straight into and provides an excellent opportunity to create a comfortable and welcoming family home. The accommodation briefly comprises two spacious reception rooms offering versatile living and dining space, a fitted kitchen with a range of wall and base units and room for appliances, a fully tiled modern shower room, and three good-sized bedrooms. Outside, the property enjoys a generous rear garden, perfect for families, entertaining, or those who enjoy spending time outdoors. Located in a popular and convenient area, the home is within easy reach of a range of local amenities and excellent transport routes, providing easy access to surrounding areas. Early viewing is highly recommended to appreciate the potential and space on offer. Contact Skitts Estate Agents today to arrange your viewing.

Lounge 13' 9" x 11' 0" (4.20m x 3.35m)

Dining Room 11' 1" x 10' 9" (3.37m x 3.27m)

Kitchen 7' 5" x 5' 5" (2.25m x 1.64m)

Bedroom 1 13' 9" x 10' 6" (4.19m x 3.19m)

Bedroom 2 11' 7" x 11' 0" (3.52m x 3.36m)

Bedroom 3 7' 1" x 6' 0" (2.16m x 1.84m)

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: 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.

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.

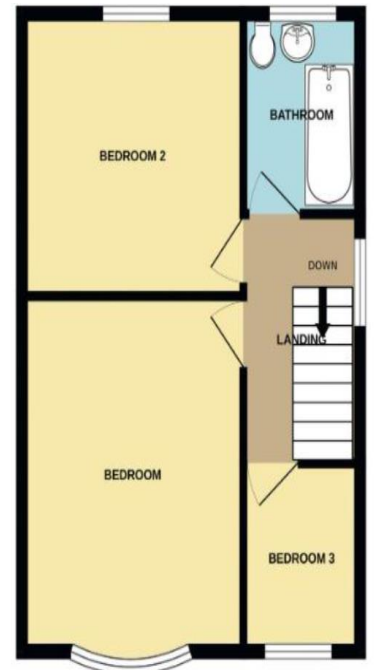
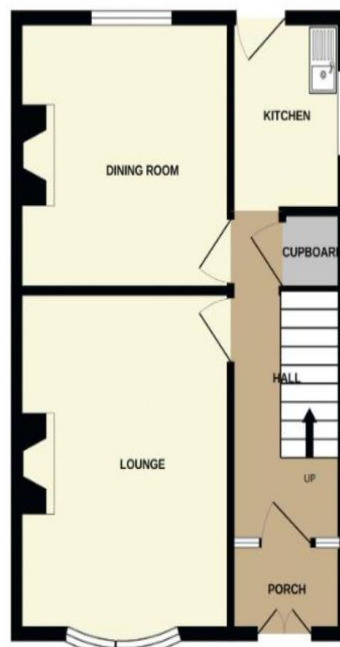


DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you 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.

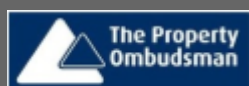




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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