

# SKITTS

ESTATE AGENTS



**Princethorpe Road,  
Willenhall, WV13 2LD**

**Offers Over £190,000**

01902 631151

**We Value Your Home**



This well-presented modern two-bedroom end terraced house is situated on a popular estate in Willenhall. The property is perfect for first-time buyers or investors looking for a low-maintenance home with modern conveniences. It boasts double glazing and central heating throughout, offering comfortable living all year round. Located close to local schools, amenities, and offering excellent transport links, this home provides a fantastic base for both families and commuters alike. Accommodation comprises: entrance Hall with a welcoming entryway leading to downstairs w.c., a convenient addition for guests, a fitted kitchen/diner with built in hob, oven, and extractor, a spacious lounge with French doors opening onto the rear garden, perfect for entertaining and relaxation, an open plan staircase leads to first floor with two double bedrooms including a master bedroom with built-in wardrobes and a modern well appointed family bathroom. Externally there are front and rear gardens which are mainly laid to lawn with driveway affording off road parking for two cars. Viewing highly recommended to fully appreciate this fantastic home in a sought-after location.

**Entrance Hall:** having front entrance door, tiled floor

**Downstairs W.C.:** having low flush W.C., wash hand basin, tiled floor, radiator, extractor fan

**Kitchen:** 13' 1" x 10' 3" (3.98m x 3.12m) 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 with mixer tap, built in electric oven, gas hob and extractor hood above, plumbing for washing machine, plumbing for dishwasher, uPVC double glazed windows to the front and rear, radiator

**Lounge:** 15' 8" x 13' 1" (4.77m x 4.00m) having laminat flooring, uPVC double glazed French style doors leading to the rear garden, uPVC double glazed window to the front, radiator, stairs leading to the first floor level

### On The First Floor

**Landing:** having uPVC double glazed window to the front, access to loft storage area, doors leading off to:

**Bedroom One:** 13' 2" x 10' 3" max (4.01m x 3.12m) having uPVC double glazed windows to the front and rear, radiator, built in wardrobes

**Bedroom Two:** 11' 6" x 9' 1" max (3.50m x 2.78m) having cupboard housing the boiler, uPVC double glazed window to the rear, radiator

**Bathroom:** having suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, radiator, obscure uPVC double glazed window to the front, tiled floor, shaver point, spotlights, extractor fan

**Outside:** having a fully fenced garden to the rear with paved patio, lawns and side gated access. Lawned foregarden and tarmac 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: C**

**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.

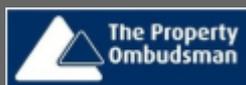




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WV13 2BG

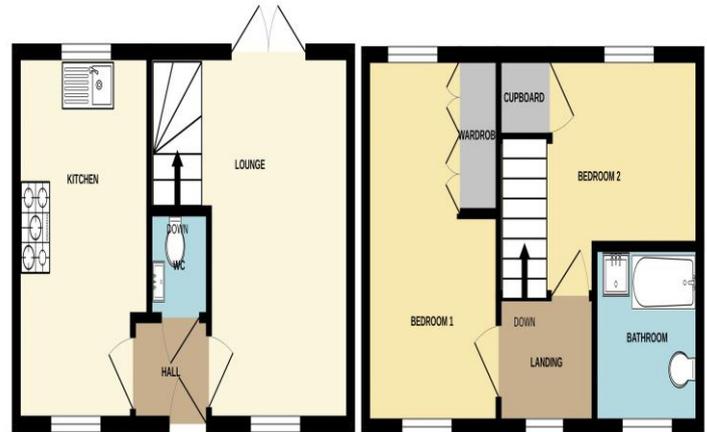
01902 631151

willenhall@skitts.net



GROUND FLOOR

1ST FLOOR



Whilst 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 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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### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>89</b> |
| (69-80) <b>C</b>                            | <b>75</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>2002/91/EC |           |

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