



Affitto proudly bring to the market this spacious family home situated in the ever popular area of Willenhall with excellent transport links to Walsall and M6 Motorway and within walking distance to schools and amenities.

The accommodation is ideal for a family and comprises of, on the ground floor, a spacious entrance hall, downstairs W/C, large reception room, large conservatory and fitted kitchen with integrated oven and hob in excellent condition throughout.

On the first floor you will find the two bedrooms, both with built in wardrobe and storage space and the fully fitted family bathroom with shower facilities.

The property is in excellent condition and has a bright neutral colour scheme throughout with the benefit of a large modern conservatory leading to a spacious secure rear garden accompanied with a large shed.

There is off road parking directly in front of the property which can accompany two cars.

Council Tax Band: B

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.