



6 ALLENS CLOSE

WILLENHALL, WV12 4RB

OFFERS IN THE REGION OF £230,000
FREEHOLD

NO CHAIN - Two bedroom link-detached bungalow situated in a quiet cul-de-sac in an extremely popular location convenient for a range of amenities including schools, shops and access to public transport. The property features spacious accommodation throughout comprising entrance hall, living room, two bedrooms, kitchen, shower room and a garage. To the rear is a pleasant enclosed garden.



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- NO CHAIN • CUL DE SAC LOCATION • CLOSE TO A RANGE OF AMENITIES • TWO BEDROOMS • GARAGE • DRIVEWAY • ENCLOSED GARDEN • EPC = D



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE HALL

Radiator, loft access hatch and doors to the living room, shower room and bedrooms 1 & 2.

LIVING ROOM

Two radiators, feature fireplace, door to the kitchen and sliding patio doors to the rear.

KITCHEN

Double glazed window to the front, radiator, part tiled walls and fitted roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is a built in electric oven with 4 ring hob and a part glazed door to the garage.

BEDROOM ONE

Double glazed window to the rear, radiator and fitted bedroom furniture.

BEDROOM TWO

Double glazed window to the front, radiator and fitted bedroom furniture.

SHOWER ROOM

Double glazed obscure window to the front, towel rail, tiled walls, tiled floor and suite comprising low level w.c, pedestal wash hand basin and shower enclosure.

GARAGE

Double doors to the front, door to the rear.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden.

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Walsall Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, 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 £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

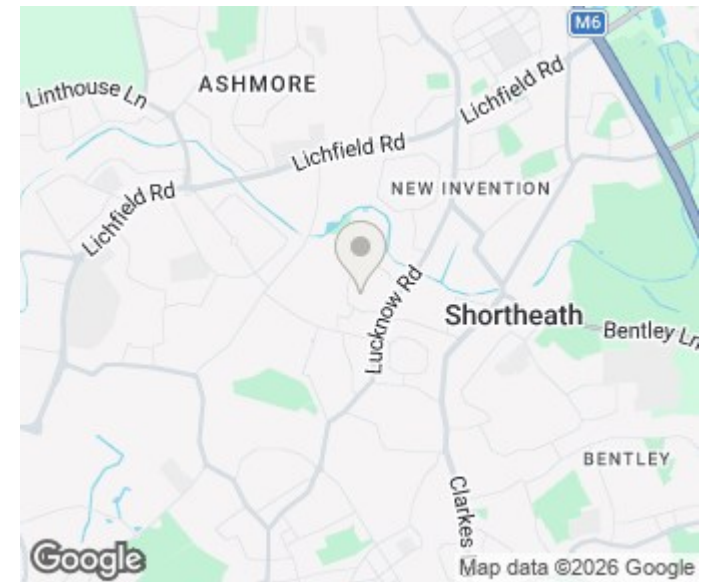
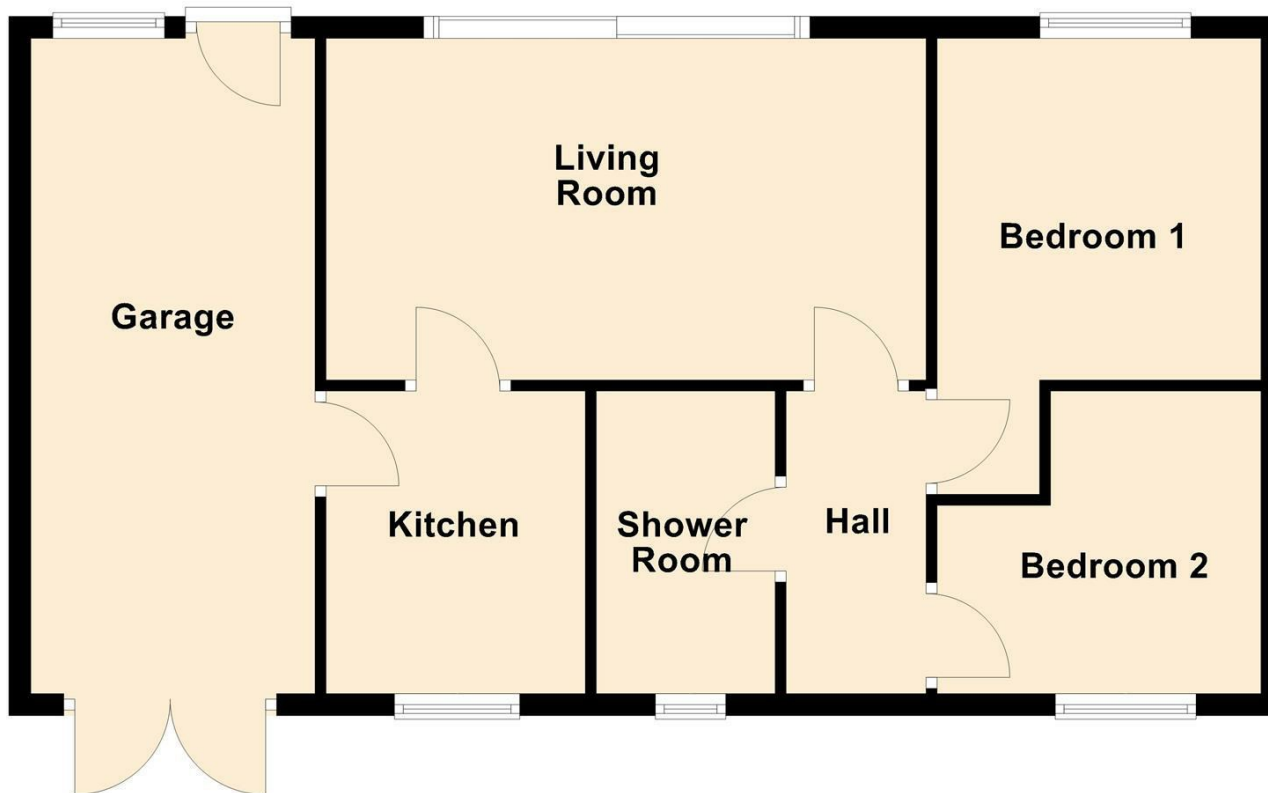
Ofcom provides an overview of what is available.
Potential purchasers should contact their preferred
supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term
flood risk for an area in England -
<https://www.gov.uk/check-long-term-flood-risk>

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements