



Thompson Close,
Willenhall, WV13 1ST

SKITTS
ESTATE AGENTS

Accommodation description

****PLEASANT FOUR BEDROOM DETACHED HOUSE**** in a cul-de-sac location. **NO CHAIN.** Benefiting from double glazing and gas warm air central heating. Comprising of reception hall, downstairs w.c., extended kitchen, lounge, separate dining room, refitted family bathroom, garage, front and rear gardens. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description Skitts are pleased to offer for sale this four bedroom detached house offering no chain and briefly comprises of:-

Entrance Hall: having uPVC double glazed door and window to the side, stairs leading to the first floor level

Downstairs W.C.: having a low flush W.C., vanity wash hand basin, extractor

Lounge: 18' 1" x 10' 11" (5.51m x 3.34m) having single glazed window to the front, single glazed bay window to the front, brick fireplace, two gas warm air vents

Dining Room: 9' 6" x 9' 4" (2.89m x 2.84m) having double glazed patio door leading to the rear garden, gas warm air vent

Extended Kitchen/Diner: 20' 5" x 8' 6" (6.23m x 2.59m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, built in electric double oven, inset electric hob and extractor hood above, inset one and a half bowl sink and drainer unit, plumbing for washing machine and dishwasher, double glazed windows to the rear and side, uPVC double glazed door leading to the rear garden

On The First Floor

Landing: having access to loft storage area, airing cupboard, obscure double glazed window to the side, doors leading off to:

Bedroom One: 11' 3" x 9' 5" (3.44m x 2.87m) having uPVC double glazed window to the front, built in wardrobe, vanity wash hand basin, warm air vent

Bedroom Two: 9' 8" x 9' 5" (2.94m x 2.87m) having uPVC double glazed window to the rear, built in wardrobe, warm air vent

Bedroom Three: 9' 8" max x 8' 6" max (2.94m x 2.60m) having uPVC double glazed window to the rear, gas warm air vent

Bedroom Four: 11' 2" x 6' 10" (3.40m x 2.08m) having uPVC double glazed window to the front, gas warm air vent

Bathroom: having suite comprising panelled bath with Triton electric shower, pedestal wash hand basin, low flush W.C., tiled floor and walls, obscure uPVC double glazed window to the side, heated towel rail, ceiling spot lights

Outside: having enclosed fenced garden to the rear with decking area, lawn and shrub border. Lawned garden to the front and driveway to carport

Garage: 0' 0" x 0' 0" (0m x 0m) having up and over door to the front





General information

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: D

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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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 contact 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.

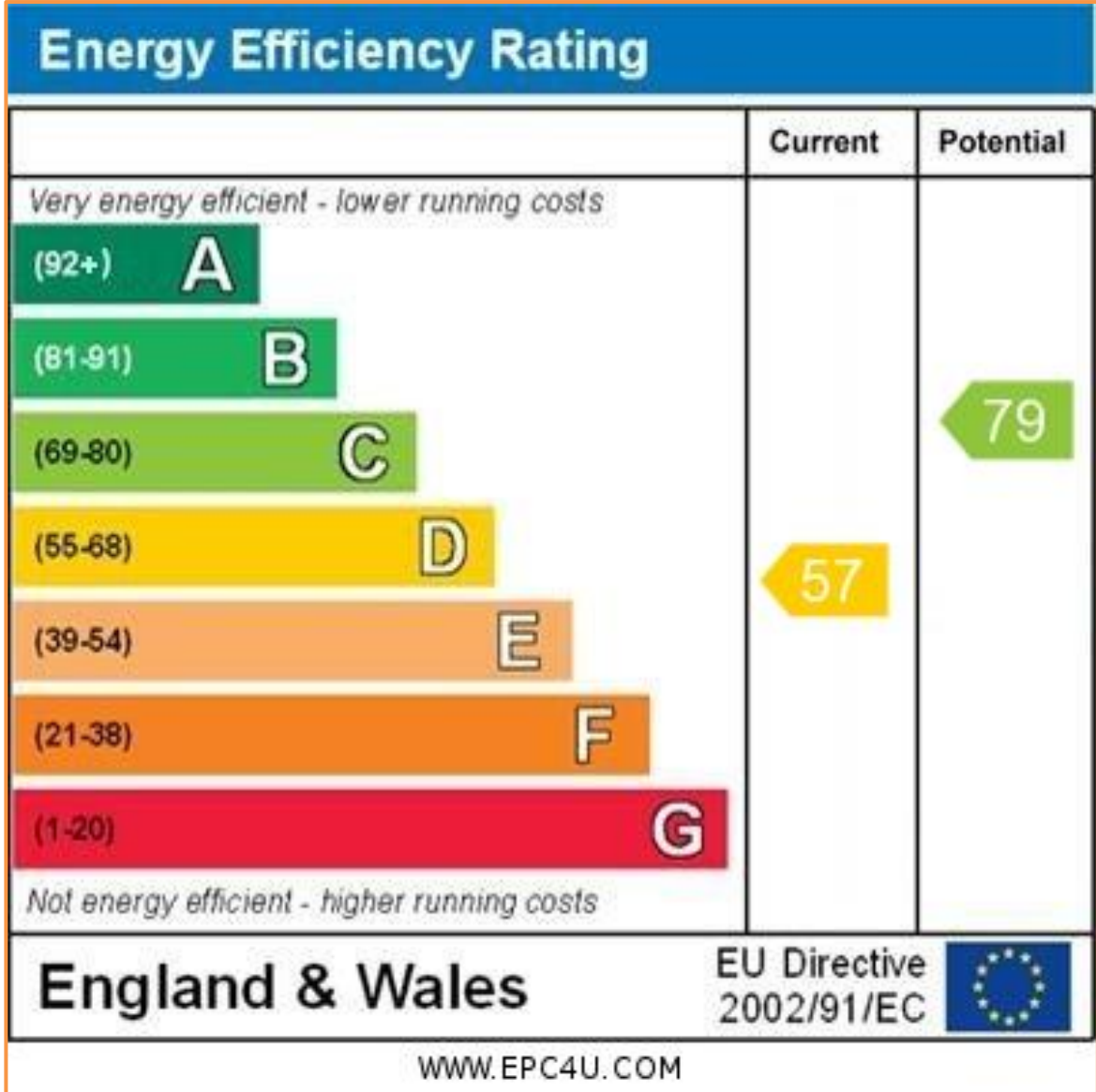
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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