



Martin Drive,
Willenhall, WV12 4QR

SKITTS
ESTATE AGENTS

Accommodation description

A blank canvas for the right buyer. This extended family home offers three bedrooms plus en suite and family bathroom to the first floor, whilst to the ground level is an extended lounge/diner plus study/playroom, kitchen, utility room and downstairs wc. This property does require refurbishment throughout and is offered with no upward chain.

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

Cloakroom: having W.C., wash hand basin, splashback tiling, double glazed window to the side

Study: 11' 1" x 6' 10" (3.39m x 2.09m) having double glazed window to the rear, radiator

Open Plan L-Shaped Lounge/Dining Area:

Lounge Area: 16' 2" x 9' 11" (4.93m x 3.01m) having double glazed window to the side, radiator

Dining Area: 12' 2" x 7' 10" (3.71m x 2.38m) having French style double glazed doors to the rear garden, radiator

Kitchen: having a range of fitted wall cupboards and base units with work surfaces over, inset stainless steel double sink and drainer unit, tiling to walls, door to pantry, double glazed window to the front

Utility Room: 7' 9" x 4' 0" (2.37m x 1.21m) having sink unit, splashback tiling, double glazed window to the side

On The First Floor

Landing: having access to loft storage area, airing cupboard housing the water tank, doors leading off to:

Bedroom One: 16' 2" x 10' 2" (4.93m x 3.09m) having double glazed window to the rear, radiator

Ensuite Shower Room: having shower cubicle, wash hand basin, W.C., double glazed window to the rear, in need of replacement flooring

Bedroom Two: 12' 1" x 9' 5" (3.69m x 2.86m) having double glazed window to the front, radiator

Bedroom Three: 8' 9" x 6' 7" (2.66m x 2.00m) having double glazed window to the front, radiator

Bathroom: having suite comprising bath, wash hand basin, W.C., radiator, double glazed window to the side, part tiling

Outside: having enclosed garden to the rear with decorative patio, artificial grass, trees and shrubs,

greenhouse. Block paved driveway to the front accommodating two cars





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: C

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.

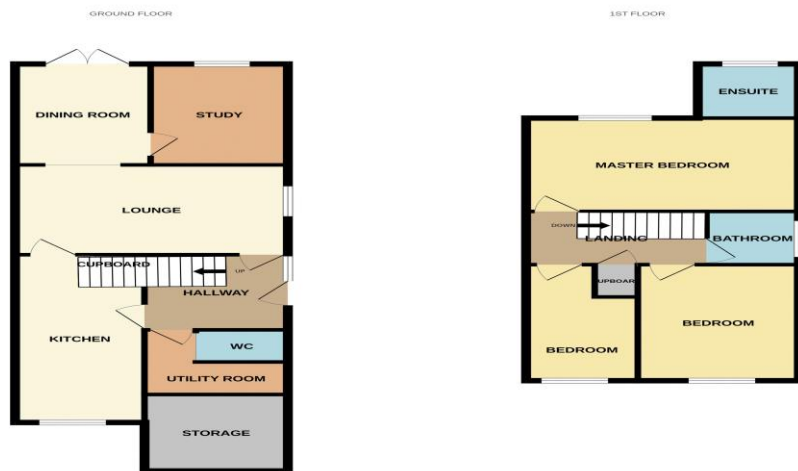
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £195,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling and air void areas are approximate and are intended to indicate only a general impression of the dimensions. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to verify all measurements and details on site before completion of the contract. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to verify all measurements and details on site before completion of the contract. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to verify all measurements and details on site before completion of the contract.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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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