



2 Century Drive,
Willenhall, WV13 2JH

SKITTS
ESTATE AGENTS

Accommodation description

WOW - Enter through the electric double gates to a stunning transformation of a luxury home having been upgraded and improved throughout, with new kitchen, new bathrooms, and complete redecoration on both floors. Outside to the front is sufficient parking for up to ten cars whilst to the rear is a low maintenance rear garden with artificial grass, patio and water feature. The garage has an electric/fob controlled roller shutter type door to front with the option to convert to additional room.

Entrance Hall: having double glazed front entrance door, double glazed window to the front, door into garage and staircase to first floor

Cloakroom: having being re-fitted with W.C., grey circular wash hand basin with mixer tap, chrome heated towel rail, extractor, light over mirror and main light

Lounge: 18' 1" into bay x 11' 2" (5.50m x 3.41m) a beautiful living space having double glazed window to the front, modern glass fronted statement gas fire inset to wall, radiator, two zone lighting system with main centre light and ceiling spot lights, French style doors leading to:

Dining Room: 11' 7" x 11' 3" (3.52m x 3.42m) a fantastic dining space having radiator, which can be opened up via interconnecting double doors to lounge, further double glazed French style doors leading to:

Conservatory: 12' 6" x 9' 7" (3.82m x 2.93m) being of uPVC construction with double glazed windows to the rear and side, double glazed French style doors leading to the rear garden

Kitchen: 15' 1"max x 14' 11"max (4.61m x 4.55m) a stunning re-styled kitchen comprising wall and base cupboard units with work surfaces over, central island with two wine racks, inset sink and drainer unit, built in oven, five ring gas hob and cooker hood above, space and plumbing for washing machine, integrated American style refrigerator and freezer, dishwasher, microwave and coffee machine, double glazed window to the rear, door leading to the rear garden, marble effect tiled flooring

On The First Floor

Landing: having radiator, access to large loft hatch, doors leading off to:

Master Bedroom: *16' 4" into bay x 11' 3" (4.98m x 3.43m)* a large master suite having two double glazed windows to the front, range of built in wardrobes, two radiators, dressing area with further range of built in wardrobes, ceiling spotlights, door to:

Ensuite Shower Room: having double glazed window to the front, large shower enclosure with mains fed shower, W.C., white circular vanity wash hand basin, shaver point, chrome effect heated towel rail, shaver point, extractor fan

Bedroom Two: *9' 11" x 9' 5" (3.01m x 2.86m)* double bedroom having double glazed window to the rear, radiator, door leading to:

Ensuite Shower Room: having hydrotherapy steam shower unit, W.C., wash hand basin, chrome effect heated radiator, double glazed window to the side, extractor fan, ceiling spot lights

Bedroom Three: *11' 3" x 8' 2" (3.43m x 2.50m)* double bedroom having double glazed window to the rear, built in wardrobes, radiator, TV point

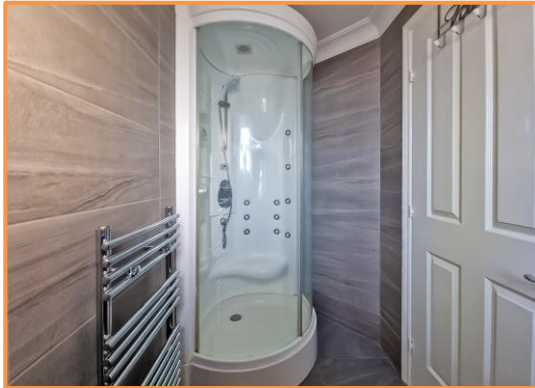
Bedroom Four: *8' 4" x 7' 8" (2.53m x 2.33m)* having double glazed window to the rear, radiator and currently used as office/work from home space

Bathroom: having been re-fitted with suite comprising panelled bath with mixer taps, rectangular vanity wash hand basin, W.C. fully tiled with feature walls, extractor fan, ceiling spotlights

Outside: To the front is a large imprinted concrete driveway for upto 10 cars via electric double gated entrance To the rear is a large decorative patio leading to artificial lawned area with raised beds including water feature and decorative shrubs. Side gated access leading to the front elevation

Garage: *17' 0" x 8' 2" (5.18m x 2.50m)* having fob operated electric roller shutter type 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: E

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.

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.

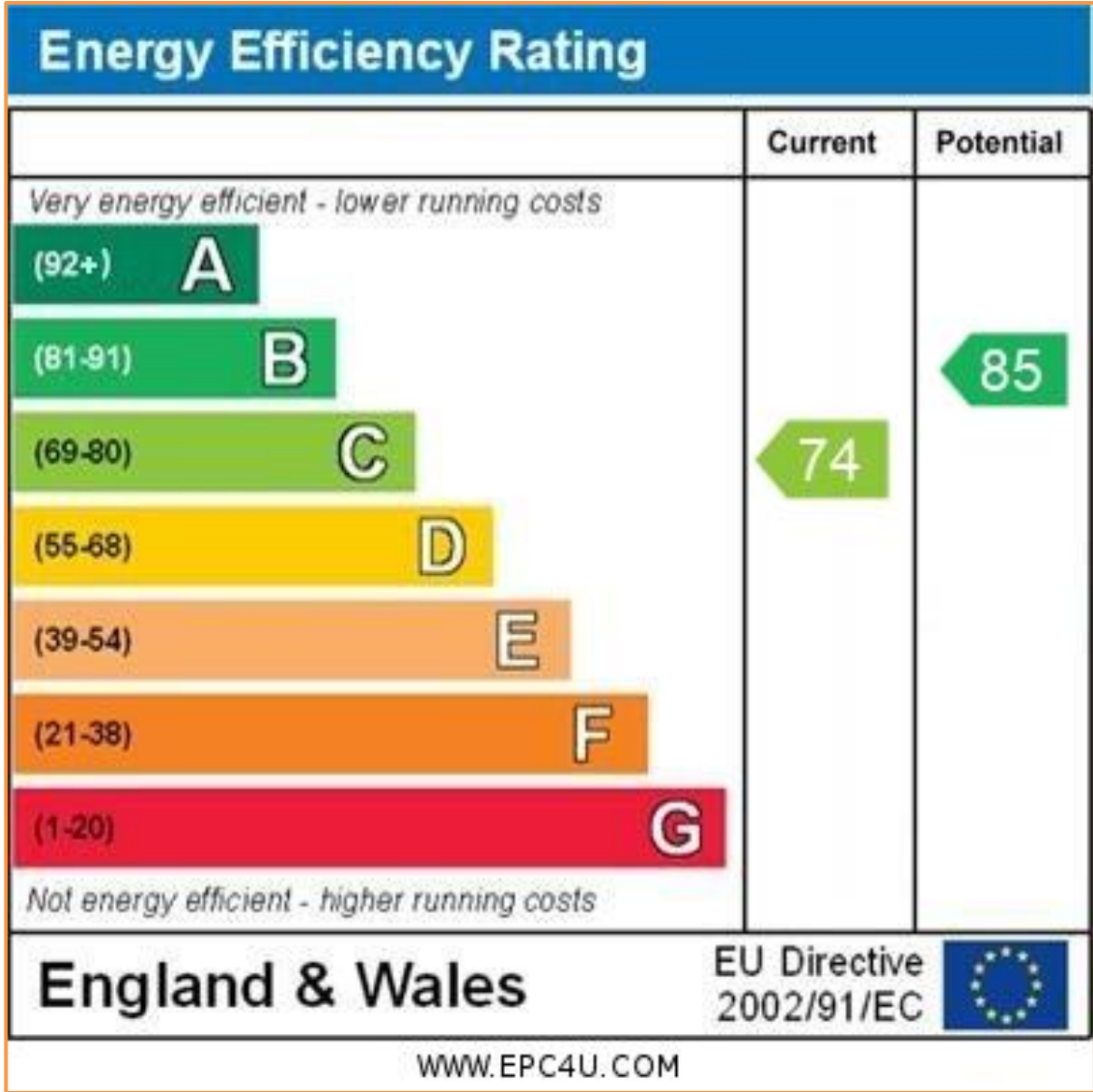
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 in the Region Of £525,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE
BEST OF YOUR KNOWLEDGE**

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR