

# SKITTS

ESTATE AGENTS



**Blenheim Road,  
Willenhall, WV12 4RY**

**Offers Over £210,000**

01902 631151

**We Value Your Home**

**\*\*\* LINK DETACHED TWO BEDROOM BUNGALOW IN POPULAR SUMMER HAYES DEVELOPMENT\*\*\* gas central heating and majority double glazed windows, generous rear garden and NO UPWARD CHAIN!**



**Description** Blenheim Road is a link-detached bungalow situated in the popular Summer Hayes development in Willenhall. This appealing property features two bedrooms and enjoys a quiet cul-de-sac location. It benefits from the convenience of gas radiator central heating and predominantly UPVC double glazing throughout. A generously sized rear garden offers ample space for outdoor activities and relaxation and the garage and driveway allows off road parking. With no upward chain, and although in need of modernisation, there is excellent potential for improvement and personalisation.

Entrance is via the side garage with uPVC double glazed door leading to:

**Reception Hall:** having radiator, hatch to roof space, doors leading off to bedrooms, bathroom and to:

**Living Room:** 17' 9" x 11' 10" max (5.40m x 3.60m) having a brick effect fireplace and complimentary electric fire, radiator, uPVC double glazed windows and door to the rear elevation, door to:

**Kitchen:** 7' 10" x 7' 9" (2.40m x 2.35m) having a range of fitted wall and base cupboard units and roll edge work top, inset stainless steel single drainer sink unit, gas and electric cooker points, plumbing for automatic washing machine, radiator, uPVC double glazed window to the rear, uPVC double glazed door to the side elevation

**Bedroom One:** 11' 11" including wardrobes x 9' 6" (3.64m x 2.90m) having fitted wardrobes, radiator, uPVC double glazed bow window to the front

**Bedroom Two:** 9' 7" x 8' 0" (2.93m x 2.43m) having fitted wardrobes and top cupboards, radiator, uPVC double glazed bow window to the front

**Bathroom:** having a white suite comprising panelled bath with shower fitment and screen, pedestal wash hand basin, low flush W.C., chrome effect heated towel rail, cupboard housing the Worcester gas combination boiler, uPVC double glazed window to the side

**Outside:** Front garden is lawned with driveway providing off road parking. Generous rear garden being lawned with paved patio and timber garden shed

**Garage:** 15' 1" x 8' 10" (4.60m x 2.70m) with uPVC double glazed doors which lead to the reception hall and rear garden





**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: 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.

**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.

**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 act 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.

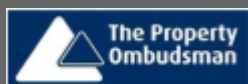




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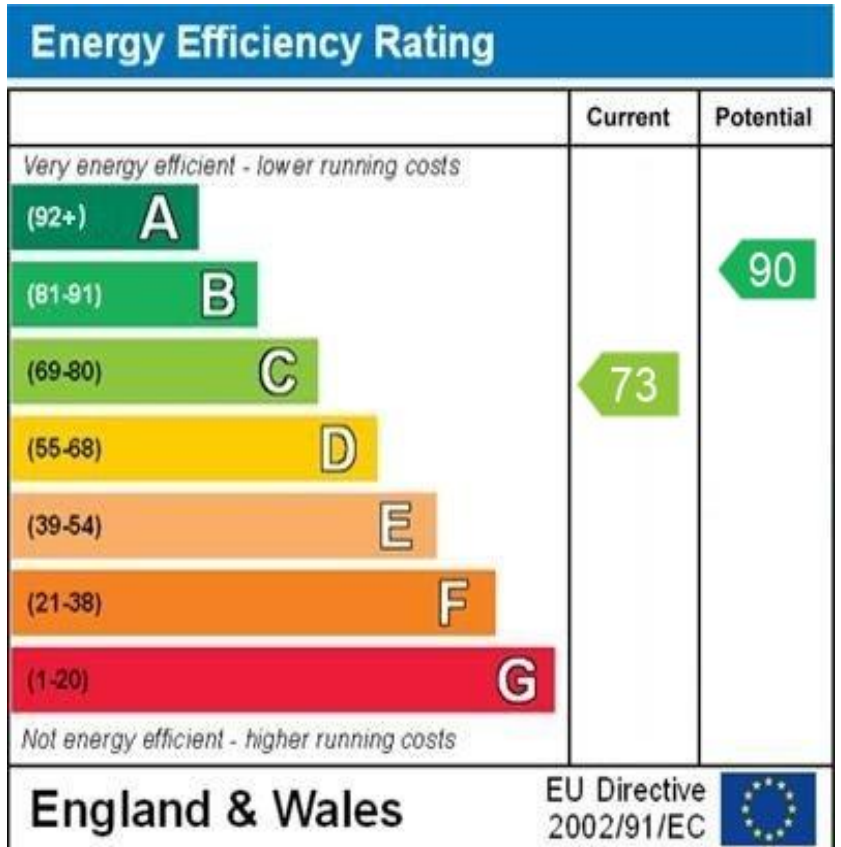
willenhall@skitts.net



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix iCC02E



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