



Kewstoke Road, Sneyd Park
Willenhall, WV12 5DU

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE**** situated on the popular 'Sneyd Park Estate' close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprising of porch, hall, lounge, extended 'L' shaped kitchen, extended dining room/sitting room, downstairs w.c., shower room, enclosed rear garden, driveway and garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this extended three bedroom semi-detached house benefiting from gas radiator central heating and double glazing. Comprising of porch, hall, lounge, extended kitchen, extended sitting/dining room, shower room, enclosed rear garden, garage and driveway.

Entrance Porch: having uPVC double glazed windows and door, tiled floor, composite front entrance door leading to:

Entrance Hall: having tiled floor, radiator, stairs leading to the first floor level, under stairs storage cupboard, smoke alarm, door leading to:

Lounge: 13' 3" x 10' 9" (4.04m x 3.27m) having fireplace with living flame gas fire, radiator, uPVC double glazed window to the front, coved ceiling

Utility Area: 10' 9" x 7' 2" (3.27m x 2.18m) having work surface, tiled splashbacks, tiled floor, storage room, integrated freezer and washing machine, archway to:

Kitchen: 15' 5" x 7' 10" (4.71m x 2.38m) having a range of fitted cream gloss wall, drawer and base cupboard units with work surfaces over, breakfast bar, inset sink and drainer unit, tiled splashbacks, built in electric fan assisted oven, inset gas hob, built in microwave, integrated refrigerator and dishwasher, radiator, tiled floor, ceiling spot lights, uPVC double glazed window to the rear, uPVC double glazed French style doors leading to the rear garden, door to:

Lobby: having doors leading to the garage and to:

Downstairs W.C.: having W.C.

Dining Room: 10' 10" x 9' 5" (3.30m x 2.88m) having a tiled floor, two radiators, opening to;

Sitting Area: 8' 5" x 7' 10" (2.56m x 2.38m) having patio doors opening to rear garden

On The First Floor

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

Bedroom One: 13' 2" x 10' 3" (4.02m x 3.12m) having uPVC double glazed window to the front, built in wardrobes, radiator, laminate flooring, cupboard housing the boiler

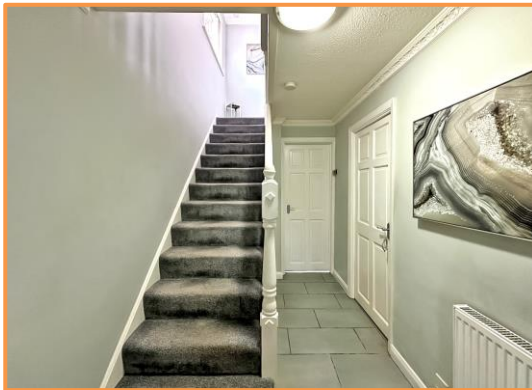
Bedroom Two: 10' 4" x 9' 3" (3.15m x 2.82m) having uPVC double glazed window to the rear, radiator, laminate flooring

Bedroom Three: 9' 5" x 6' 7" (2.86m x 2.00m) having uPVC double glazed window to the front, radiator, laminate flooring, cupboard

Shower Room: 7' 5" x 6' 1" (2.27m x 1.85m) having double walk in shower cubicle, vanity wash hand basin, low flush W.C., obscure uPVC double glazed window to the rear, tiled floor, ceiling spot lights, heated towel rail, tiled walls

Outside: There is a tarmac driveway to the front and outside light. There is an enclosed rear garden being laid to lawn with fenced boundaries and patio area.

Garage: 16' 2" x 7' 9" (4.94m x 2.37m) having up and over door to the front, strip light, power point and door leading to the lobby





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.

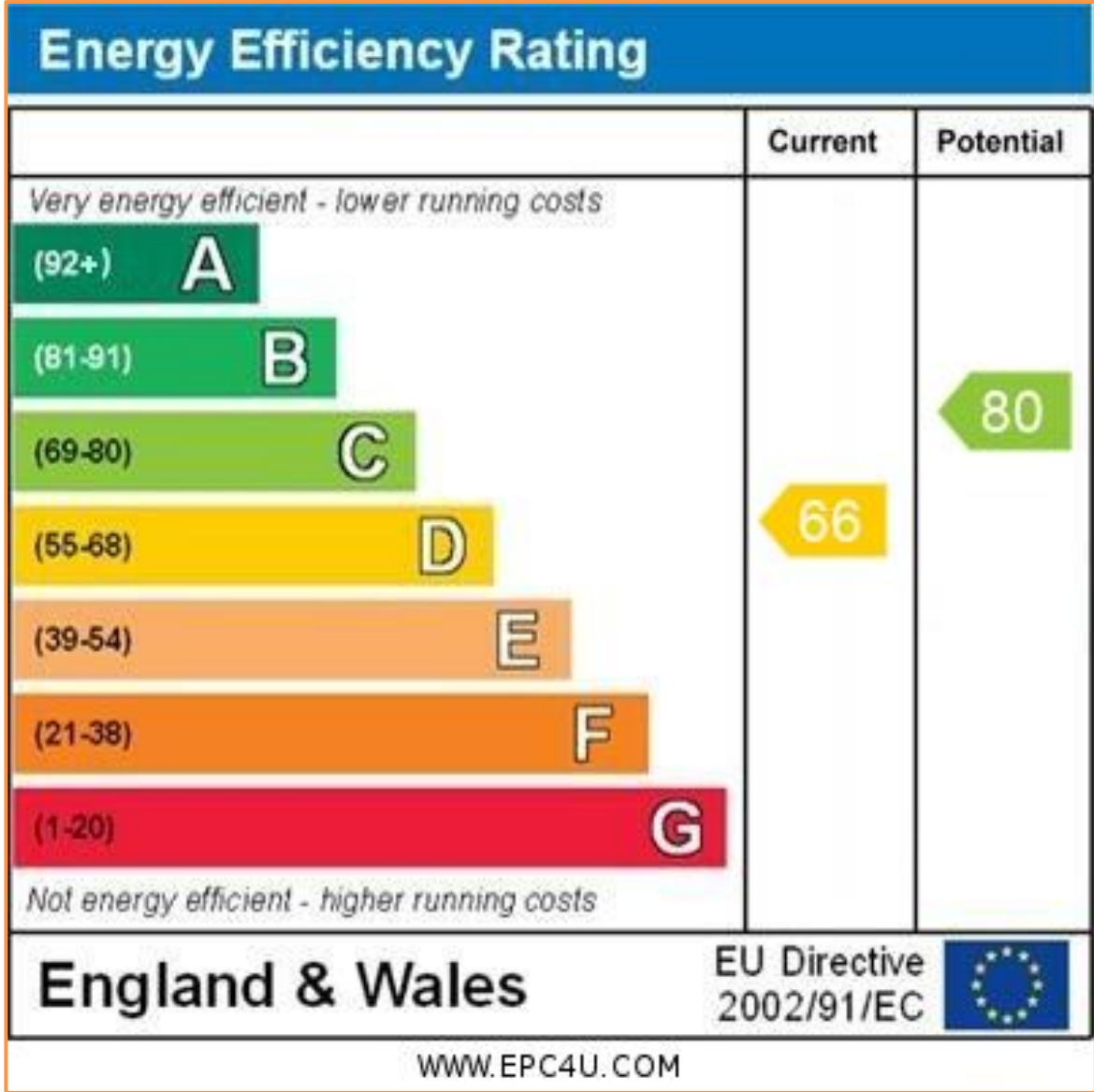
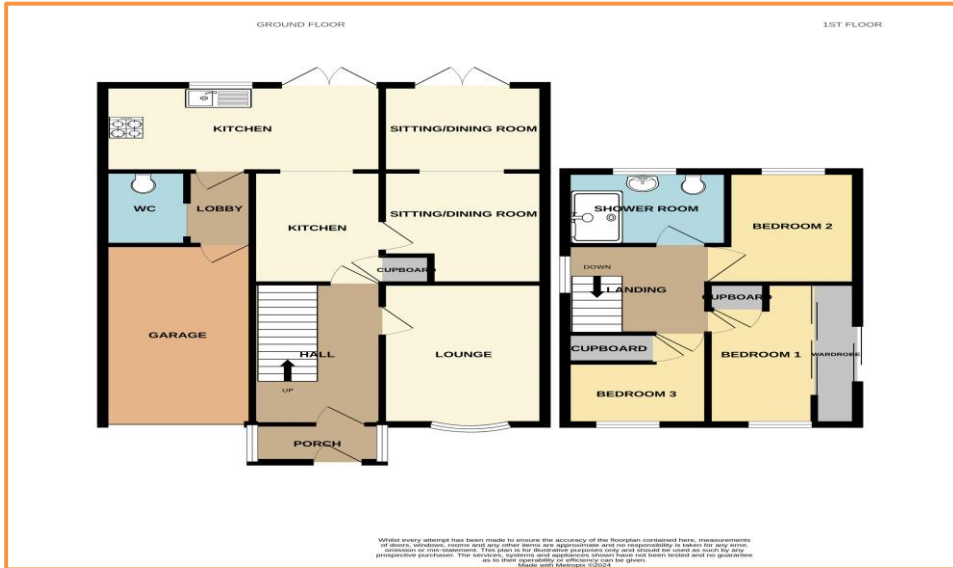
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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