



Broad Lane North,
Willenhall, WV12 5UA

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL APPOINTED THREE BEDROOM SEMI-DETACHED HOUSE**** situated in a highly sought after location. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, refitted kitchen/diner with built-in appliances, refitted shower room, enclosed rear garden, garage and block paved driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this well presented three bedroom semi-detached house situated in a sought after location. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen/diner, shower room, garage, driveway and an enclosed rear garden.

Entrance Hall: having double glazed composite front entrance door, three uPVC double glazed windows, laminate flooring, radiator, stairs leading to the first floor level, double doors opening to:

Lounge: 17' 7" x 11' 7" (5.36m x 3.52m) having fireplace with living flame gas fire, radiator, uPVC double glazed bay window to the front, under stairs storage cupboard, door to:

Kitchen/Diner: 14' 10" x 7' 5" (4.51m x 2.25m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space and plumbing for washing machine, integrated dishwasher, built in electric oven, inset gas hob and extractor hood above, uPVC double glazed window to the rear, uPVC double glazed French style doors leading to the rear garden, radiator, laminate flooring.

On The First Floor

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

Bedroom One: 12' 5" x 8' 6" (3.78m x 2.60m) having uPVC double glazed window to the front, radiator, built in wardrobes, chest of drawers and two bedside cabinets

Bedroom Two: 10' 8" x 8' 8" (3.24m x 2.63m) having uPVC double glazed window to the rear, cupboard, radiator

Bedroom Three: 8' 5" x 5' 11" (2.57m x 1.81m) having uPVC double glazed window to the front, radiator

Refitted Shower Room: 7' 6" x 5' 11" (2.29m x 1.80m) having shower cubicle with fitted shower, pedestal wash hand basin, low flush W.C., obscure uPVC double glazed window to the rear, heated towel rail, ceiling spot lights

Outside; having enclosed fenced garden to the rear with paved patio, lawn and outside tap. Gated side access to shared driveway. Block paved to the front

Garage: 23' 6" x 8' 9" (7.16m x 2.67m) having up and over door to the front, door to the side, power and light



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: 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.



£240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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