



Bentley Lane,
Willenhall, WV12 4AH

SKITTS
ESTATE AGENTS

Accommodation description

This property really packs a punch! An extended and much improved spacious family home which offers everything for a young family with landscaped child friendly rear garden with additional parking spaces, plentiful parking to the front and extended downstairs layout. A bespoke fitted kitchen is one of many highlights with this property including luxurious bathroom and open plan living space

Entrance Porch: having double glazed French style doors to the front, double glazed windows to both sides, lantern to wall, entrance door leading to:

Hallway: having stairs leading to the first floor level, LVT flooring, radiator, storage cupboard and recess for cloaks/coats

Converted Garage - Utility/Study: *13' 8" x 6' 5" (4.16m x 1.96m)* having space and plumbing for washing machine and tumble dryer, wall mounted "Worcester" central heating boiler, worktop over base units, tiled floor

Open Plan Lounge: *13' 0" into bay x 10' 4" (3.97m x 3.15m)* having a spacious and bright living space with double glazed bay window to the front, feature Parquet wood flooring, radiator, TV point, coving

Dining Room: *16' 2" x 10' 11" max (4.92m x 3.34m)* having open and bright space with Parquet flooring throughout, radiator, down lighting to ceiling, access to kitchen and to:

Study/Play Area: *8' 11" x 5' 11" (2.72m x 1.80m)* having double glazed window to the rear, Parquet flooring down lighting to ceiling, ideal for study. relaxation or play space

L-Shaped Kitchen: *15' 5" max x 14' 2" max (4.69m x 4.31m)* Bespoke kitchen with space for range style cooker, cookerhood, microwave, space for refrigerator/freezer, optional cupboard for installation of dishwasher, two double glazed roof lights over kitchen units with sink and drainer, worktop, radiator, LVT flooring

Downstairs W.C.; accessed via door into washroom area with vanity wash hand basin, heated towel rail, door leading into W.C. with double glazed window to the rear

On The First Floor

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

Bedroom One: *10' 11" x 10' 4" (3.32m x 3.16m)* having double glazed window to the front, radiator

Bedroom Two: *11' 0" x 10' 4" (3.35m x 3.15m)* having double glazed window to the front, radiator and recessed storage area

Bedroom Three: *7' 8" x 5' 5" (2.33m x 1.66m)* having double glazed window to the front, radiator

Bathroom: an attractive and bright bathroom with four piece suite comprising of shower cubicle with multi jets, Jacuzzi bath, vanity wash hand and W.C., dual aspect double glazed windows to the side and rear, tiled walls in light grey mosaic effect

Outside: The rear garden is great for family fun with patio leading to side decking area and large lawn, shed and double gates to the rear opening to offer parking for two vehicles. The garden is private with flowers and shrubs to borders. Large frontage offering parking for four to five cars, decorative slate chippings to the front area and is accessed through double gates





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.

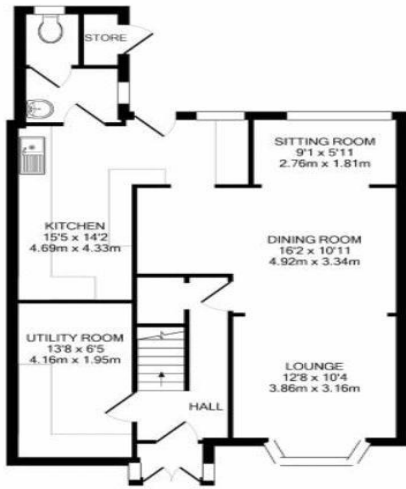
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

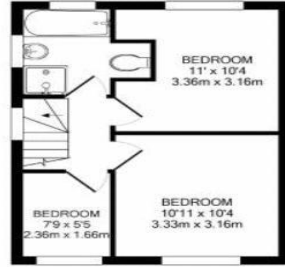


Offers Over £250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(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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9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net