



**Lakeside Close,**  
Willenhall, WV13 3AL

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*AN EXTENDED WELL PRESENTED FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE\*\*** situated close to local schools and Willenhall Memorial Park. Benefits from upvc double glazing and gas radiator central heating. Comprises of entrance hall, lounge, kitchen, orangery, ground floor bedroom 5/dining room, ground floor shower room, four further bedrooms, family shower room, enclosed rear garden and block paved driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are delighted to offer for sale this well presented extended four/five bedroom semi-detached house situated close to local schools and Willenhall Memorial Park. Briefly offers the following accommodation:-

**Entrance Hall:** with composite front entrance door, two upvc double glazed window, laminate floor, stairs to first floor and door to the lounge.

**Lounge:** 16' 8" max into bay x 12' 10" (5.07m x 3.90m) with upvc double glazed bay window to the front, inset fire, laminate floor, radiator and door leading to the kitchen.

**Fitted Kitchen:** 16' 1" x 9' 4" (4.90m x 2.84m) having a range of wall, drawer and matching base units, granite work surfaces, inset single drainer sink, gas hob, integrated microwave, electric oven, ceiling spotlights, plumbing for dishwasher and washer, under stairs cupboard and upvc double glazed window to the front.

**Orangery:** 10' 4" x 7' 7" (3.16m x 2.32m) having laminate floor, upvc double french style doors leading to rear garden and two upvc double glazed windows to the side.

**Dining Room/Bedroom Five:** 15' 10" x 7' 8" (4.83m x 2.34m) having laminate floor, radiator and upvc double glazed window to the front.

**Downstairs Shower Room:** having a double glazed window to the rear, corner shower cubicle with fitted shower, low flush w.c., wash hand basin set into granite top, tiled floor and radiator.

## **First Floor**

**Landing:** with access to roof space and built-in airing cupboard.

**Bedroom One:** *11' 7" x 8' 10" (3.52m x 2.68m)* having a upvc double glazed window to the front and radiator.

**Bedroom Two:** *15' 11" x 7' 9" (4.85m x 2.37m)* having a upvc double glazed window to the front and rear elevation and radiator.

**Bedroom Three:** *10' 2" x 8' 7" (3.09m x 2.61m)* having a upvc double glazed window to the rear and radiator.

**Bedroom Four:** *8' 4" x 7' 0" (2.53m x 2.14m)* having a upvc double glazed window to the front and radiator.

**Shower Room:** having a shower cubicle with fitted electric shower, wash hand basin set into vanity, low flush w.c, tiled floor, ceiling spot lights, heated towel rail, obscure upvc double glazed window to the rear and fully tiled walls.

**Outside:** To the front there is artificial grass and block paved driveway affording off road parking. To the rear the garden is enclosed by fenced boundaries, with large outbuilding, artificial grass and paved patio area.





# 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: B**

**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.

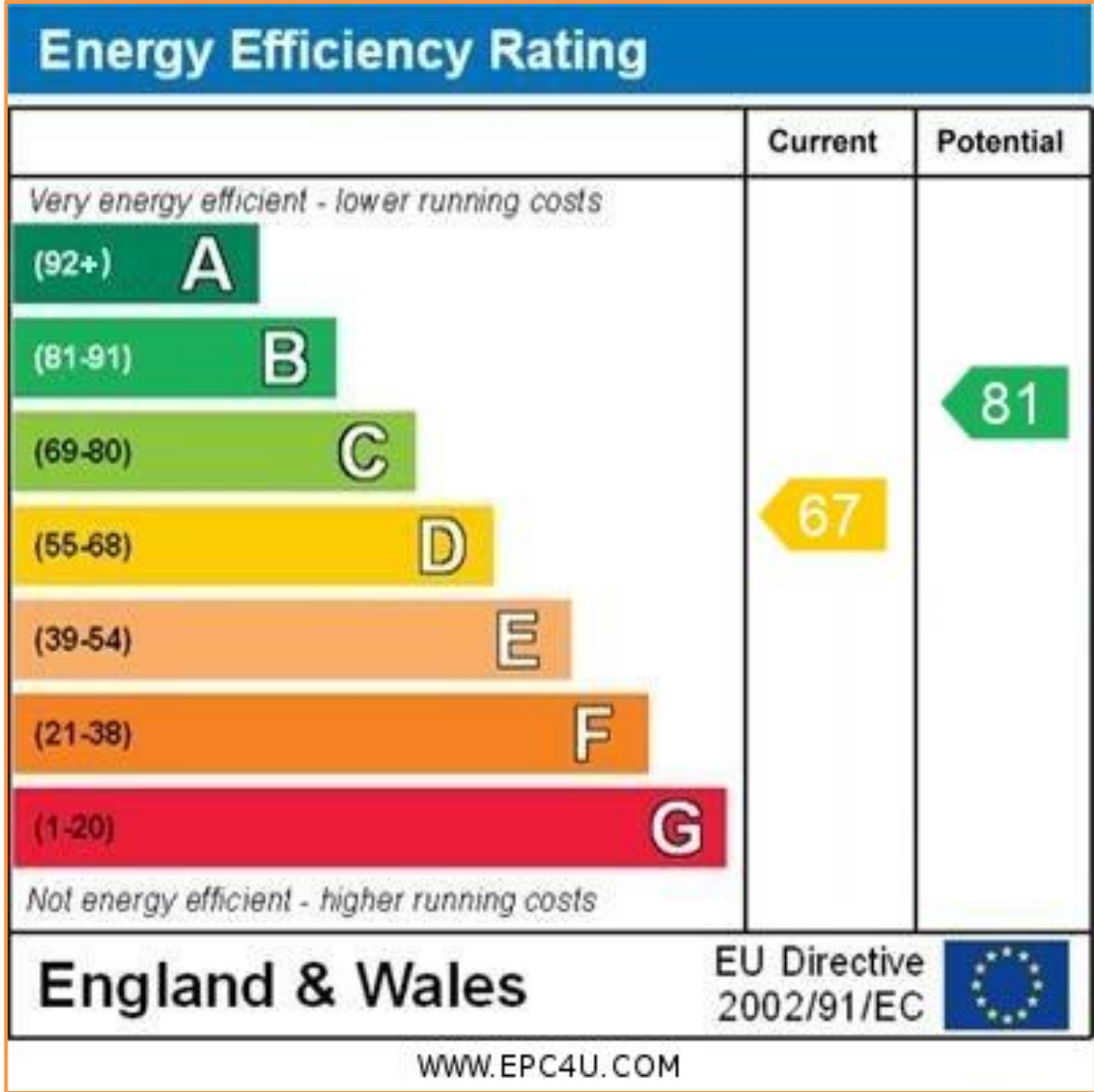
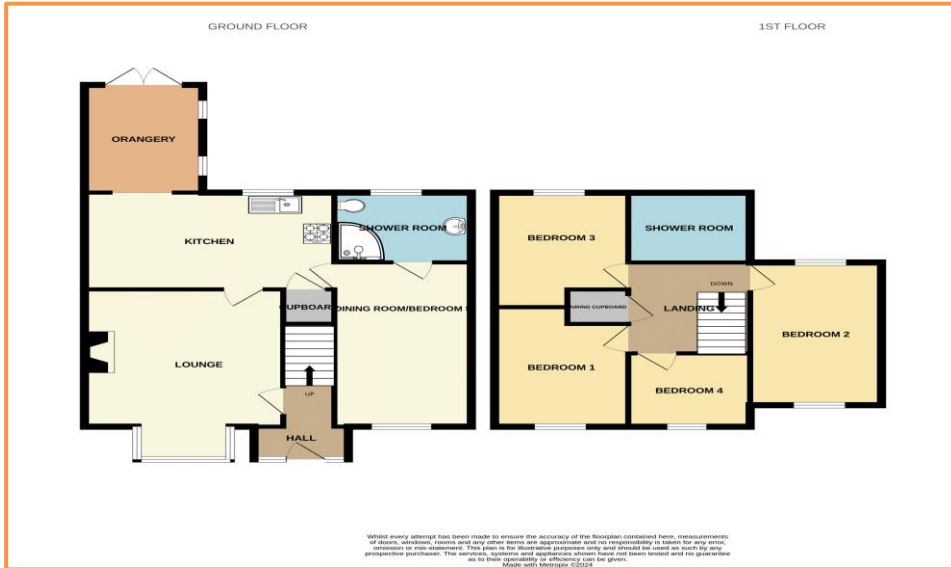
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 in the Region Of £280,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)