



Menai Close,
Willenhall, WV12 5SN

SKITTS
ESTATE AGENTS

Accommodation description

A three bedroom property located upon this corner plot with dual access to both the front and the side, with garage to rear. Inside there are two reception rooms, fitted kitchen and three bedrooms plus family shower room. Ideally suited to buyers looking for a well presented family home in this ever popular location, being close to local amenities and commuter routes. The property is offered with no upward chain

Entrance Porch: having double glazed door, double glazed window to the side, lantern to wall

Entrance Hall: having double glazed door in, radiator, stairs leading to the first floor level, door to cloaks cupboard

Lounge: *14' 4" x 10' 11" (4.36m x 3.33m)* having double glazed bay window to the front, radiator, feature fireplace, laminate flooring, two wall lights, TV point, double doors opening into:

Dining Room: *13' 0" x 8' 11" (3.95m x 2.72m)* having double glazed window to the rear, laminate flooring, door to:

L-Shaped Kitchen: *12' 10" max x 7' 4" max (3.92m x 2.24m)* having a fitted kitchen comprising wall mounted cupboards and base units, built in oven, hob and hood, space for dishwasher, refrigerator and freezer, radiator, double glazed window to the rear, door to pantry and door leading to:

Sun Room: *13' 5" x 5' 9" (4.09m x 1.76m)* having double glazed windows to the side and front, tiled floor, sloping roof, double glazed door leading to the garden

On The First Floor

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

Bedroom One: 15' 1" into bay x 8' 8" (4.59m x 2.63m) having double glazed bay window to the front, radiator

Bedroom Two: 13' 0" x 8' 11" (3.96m x 2.72m) having double glazed window to the rear, radiator

Bedroom Three: 8' 2" x 7' 7" (2.50m x 2.30m) having double glazed window to the front, radiator

Shower Room: having suite comprising of shower quadrant with electric shower, W.C., wash hand basin and vanity unit, double glazed window to the rear, radiator, part tiled walls and part panelled walls, airing cupboard housing "Ideal" central heating boiler





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.

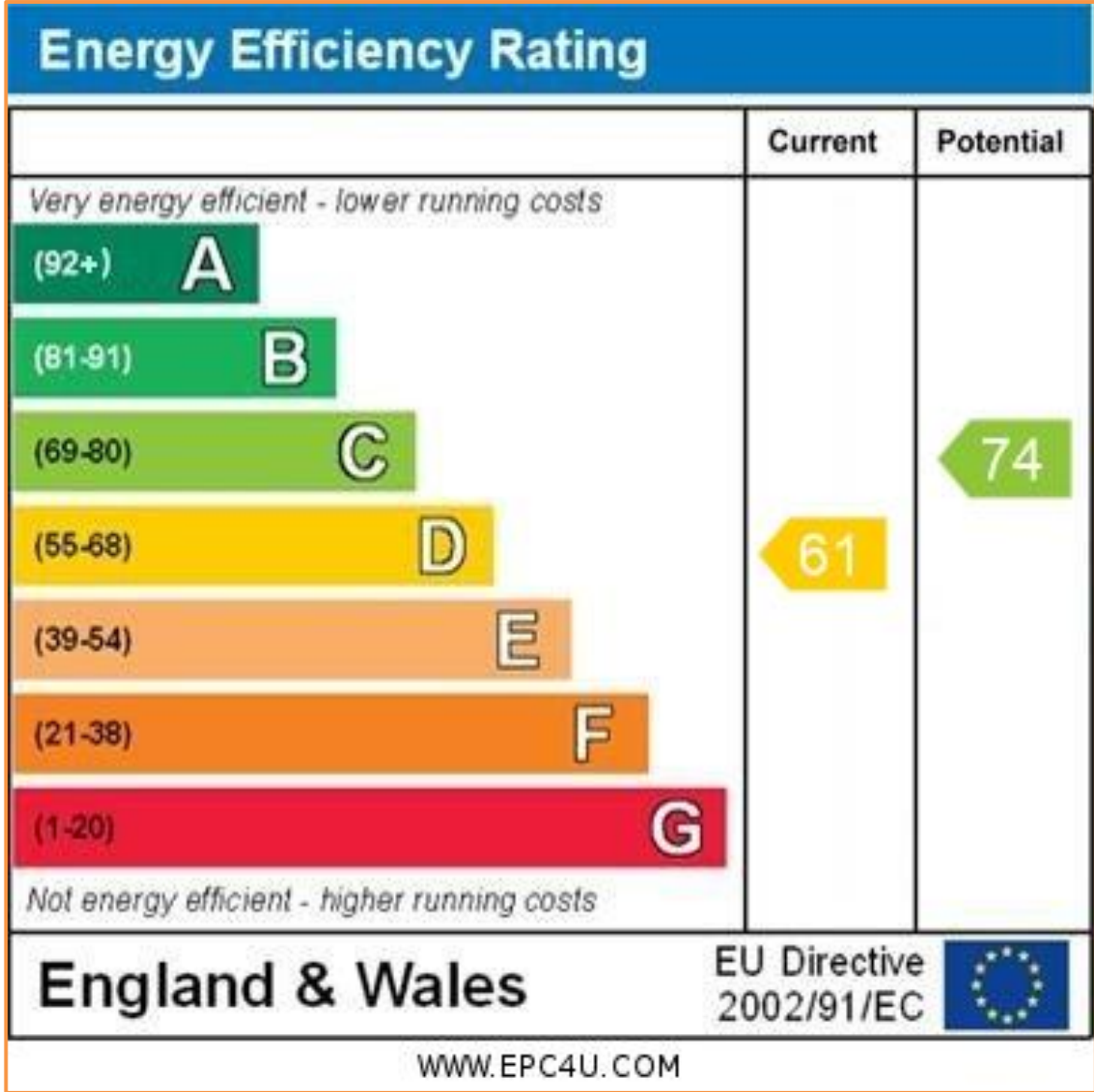
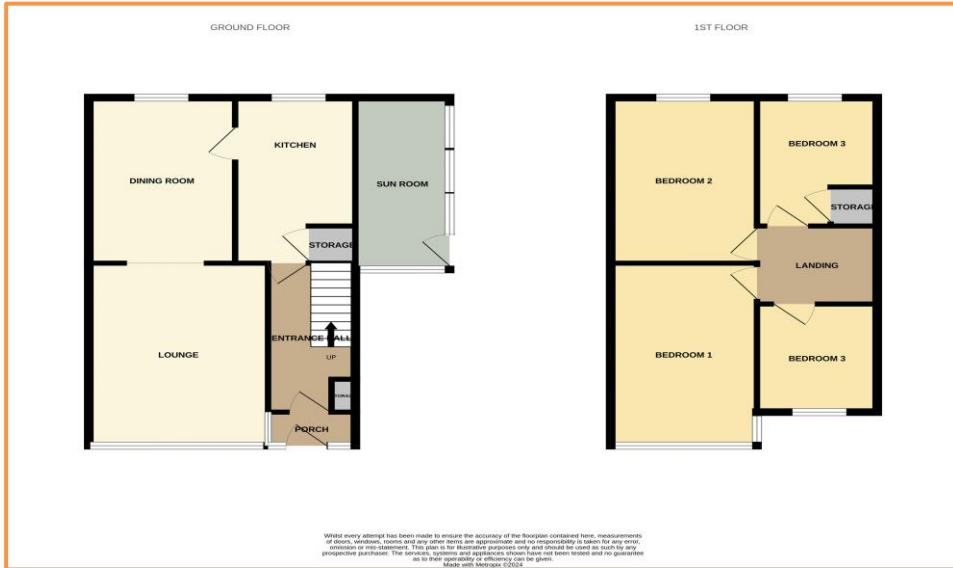
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net