



Lakeside Close,
Willenhall, WV13 3AL

SKITTS
ESTATE AGENTS

Accommodation description

****A MODERN THREE BEDROOM DETACHED HOUSE**** situated in a cul-de-sac location. Offering no upward chain. Benefits from gas radiator central heating and double glazing. Comprises of reception hall, downstairs w.c., kitchen/diner, master bedroom with en-suite shower room, modern bathroom, enclosed rear garden, driveway and garage affording ample off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this modern three bedroom detached house offering no upward chain. Situated in a cul-de-sac location within easy reach of local schools . Ideally suited to young families. Briefly comprises of:-

Entrance Hall: having uPVC double glazed door to the side, double glazed window to the side, stairs leading to the first floor level, under stairs cupboard, radiator

Downstairs W.C.: having a low flush W.C., wash hand basin, radiator, obscure uPVC double glazed window to the side

Kitchen/Diner: 18' 1" x 9' 2" (5.50m x 2.79m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit with mixer tap, tiled splashbacks, plumbing for washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the rear, uPVC double glazed French style doors leading to the rear garden, radiator, two doors to the hall

Lounge: 18' 1" x 11' 9" (5.50m x 3.59m) having fireplace with living flame coal effect gas fire, two radiators, double glazed window to the front and double glazed bay window to the front

On The First Floor

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

Bedroom One: 16' 5" x 12' 0" max (5.00m x 3.65m) having two uPVC double glazed windows to the front, radiator, built in wardrobes, door leading to:

Ensuite Shower Room: having suite comprising shower cubicle with electric shower, low flush W.C., pedestal wash hand basin, radiator, obscure uPVC double glazed window to the side, half tiled

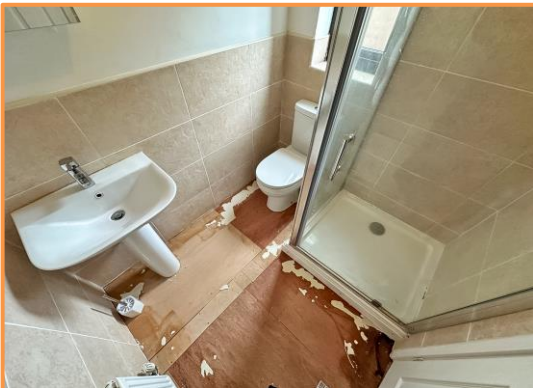
Bedroom Two: 9' 9" max x 8' 4" (2.96m x 2.54m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 9' 5" x 9' 3" (2.86m x 2.81m) having uPVC double glazed window to the rear, radiator

Bathroom: having suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush W.C., radiator, part tiled, obscure uPVC double glazed window to the side

Outside: enclosed fenced garden to the rear with lawn, paved patio and cold water tap. Crete print frontage and tarmac driveway affording ample off road parking

Garage: 17' 8" x 7' 6" (5.39m x 2.28m) having up and over door to the front, uPVC door to the side, wall mounted 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: D

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.

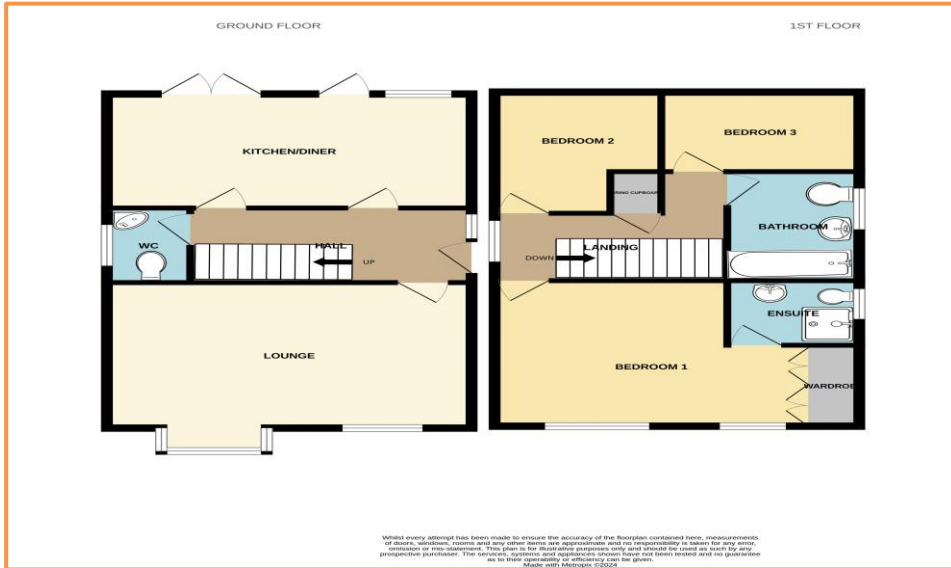
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £260,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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