



**Glamis Road,**  
Willenhall, WV12 5ST

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*AN EXTENDED THREE BEDROOM LINKED DETACHED HOUSE\*\*** situated on a prime corner plot with potential to extend further (subject to planning permission). Conveniently located for schools and amenities. Benefits from upvc double glazing and gas radiator central heating. Comprises of entrance hall, laundry room, extended open plan lounge/kitchen/dining area being ideal for entertaining family and guests, family bathroom with corner bath, enclosed rear garden, block paved driveway and single garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description** Skitts are delighted to offer for sale this extended three bedroom link detached house situated on a corner plot offering great potential for further extension (subject to planning permission) Viewing is highly advised to appreciate the accommodation on offer which includes:-

**Entrance Hall** with obscure upvc double glazed window to front, upvc front door, laminate flooring, radiator, door to lounge and stairs to first floor.

**Open Plan Lounge/Kitchen/Dining Area** 30' 2" x 15' 10" max (9.19m x 4.82m)

**Lounge Area** having a upvc double glazed bay window to the front, radiator.

**Extended Kitchen/Dining Area** having a range of fitted cream base and drawer units, work surfaces, inset bowl and a half sink and drainer, integrated fridge, space for a range cooker, tiled floor, understairs store cupboard, door to garage. Double glazed sliding patio doors to the rear, two radiators, upvc double glazed window to the rear and side.

**Laundry Room** 9' 8" x 6' 7" (2.95m x 2.0m) having light, power points, plumbing for a washing machine, waste outlet, double glazed window and door to the rear.

## On the first floor

**Landing** with built-in airing, access to loft space and double glazed window to the side.

**Bedroom 1** 11' 9" x 9' 11" max(3.58m x 3.02m) having a upvc double glazed window to the front, radiator and built-in double wardrobe.

**Bedroom 2** 9' 10" x 8' 0" (2.99m x 2.45m) having a built-in storage area, radiator and upvc double glazed window to the rear.

**Bedroom 3** 8' 11" max x 7' 1" (2.72m x 2.17m) having a built-in cupboard, radiator and a upvc double glazed window to the front.

**Bathroom** 7' 7" x 6' 0" (2.32m x 1.84m) having suite comprising of a corner bath with fitted electric 'Triton' shower over, a pedestal wash hand basin and low flush

w.c.. There is a radiator and a upvc double glazed window to the rear.

**Outside** To the front there is a block paved driveway with corner shrub border. There is a side gated access that leads to a paved area beyond which there is another gate that gives access to an enclosed rear garden which is laid to lawn with paved patio and 'Pergola', cold water tap and power point.

**Garage** 20' 8" x 7' 8" (6.30m x 2.33m) with up and over door to the front, light, power points, wall mounted boiler, opening to laundry room and door to kitchen.





# 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.

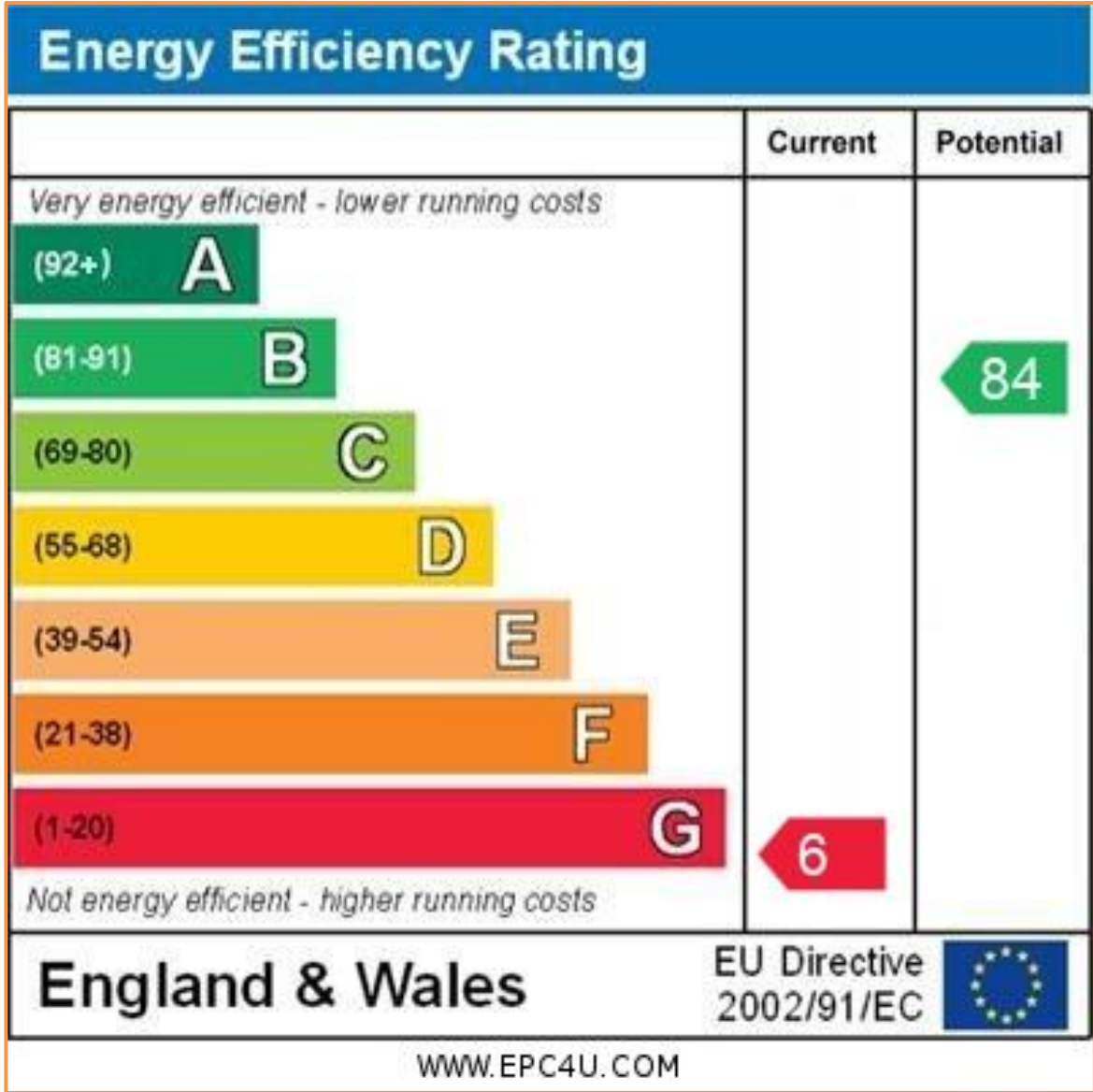
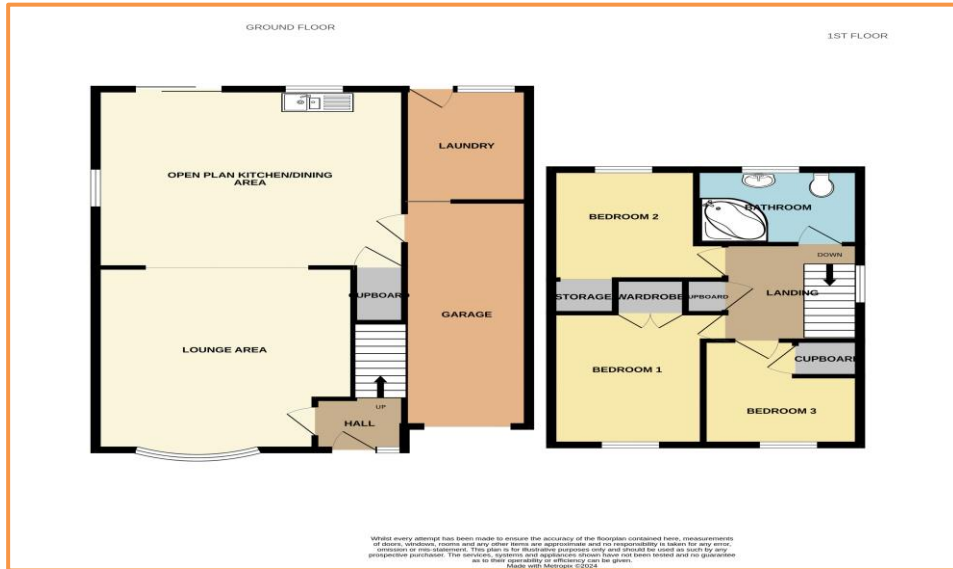
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



**£300,000**

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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