



**Marshall Road,**  
Willenhall, WV13 3PB

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**Impressive detached family home located to this corner plot at the end of a cul de sac, offering comfortable living for a modern family with three bedrooms, spacious lounge and L-shaped dining room plus fitted kitchen and large utility room. To the outside is a front garden, driveway and pretty rear garden.**

**Entrance Porch:** having double glazed door to the front, double glazed window to the side

**Lounge:** 14' 6" x 12' 6" (4.42m x 3.80m) having double glazed window to the front, feature fireplace, two radiators, TV point, stairs off to the first floor, ceiling spot lights

**L-Shaped Dining Room:** 18' 6" max x 16' 2" max (5.64m x 4.94m) having two radiators, two sets of double glazed French style doors leading to the garden, double glazed window to front

**Kitchen:** 9' 10" x 8' 4" (3.00m x 2.54m) having a fitted kitchen comprising wall cupboard and base units with work surfaces over, inset stainless steel sink and drainer unit, cooker hood, space for cooker, dishwasher, refrigerator/freezer, double glazed window to rear

**Utility Room:** 11' 5" x 7' 7" (3.49m x 2.32m) having base units with work surface over, inset stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, double glazed window to the rear, tiled splashbacks, radiator, door leading to the garden

**Cloakroom:** having sliding door, W.C., wash hand basin, single glazed window to the side

### On The First Floor

**Landing:** having access to loft storage area, airing cupboard with "Ariston" central heating boiler, double glazed window to the side, doors leading off to:

**Bedroom One:** 12' 6" x 10' 4" (3.82m x 3.14m) having double glazed window to the front, radiator

**Bedroom Two:** 12' 1" x 10' 4" (3.68m x 3.14m) having double glazed window to the rear, radiator

**Bedroom Three:** 7' 4" x 6' 9" (2.23m x 2.05m) having double glazed window to the front, radiator

**Bathroom:** 6' 8" x 5' 6" (2.02m x 1.67m) having suite comprising bath with mixer taps and mains fed shower over, wash hand basin, W.C., fully tiled, chrome radiator, double glazed window to the rear, radiator

**Outside:** having a lawned garden to the front and driveway. Enclosed garden to the rear with patio, lawn with shrubs and plants to borders, rear gated access

**Garage:** 17' 5" x 8' 1" (5.31m x 2.46m) having up and over door to the front, power and lights, single glazed window to the side









# 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: 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.

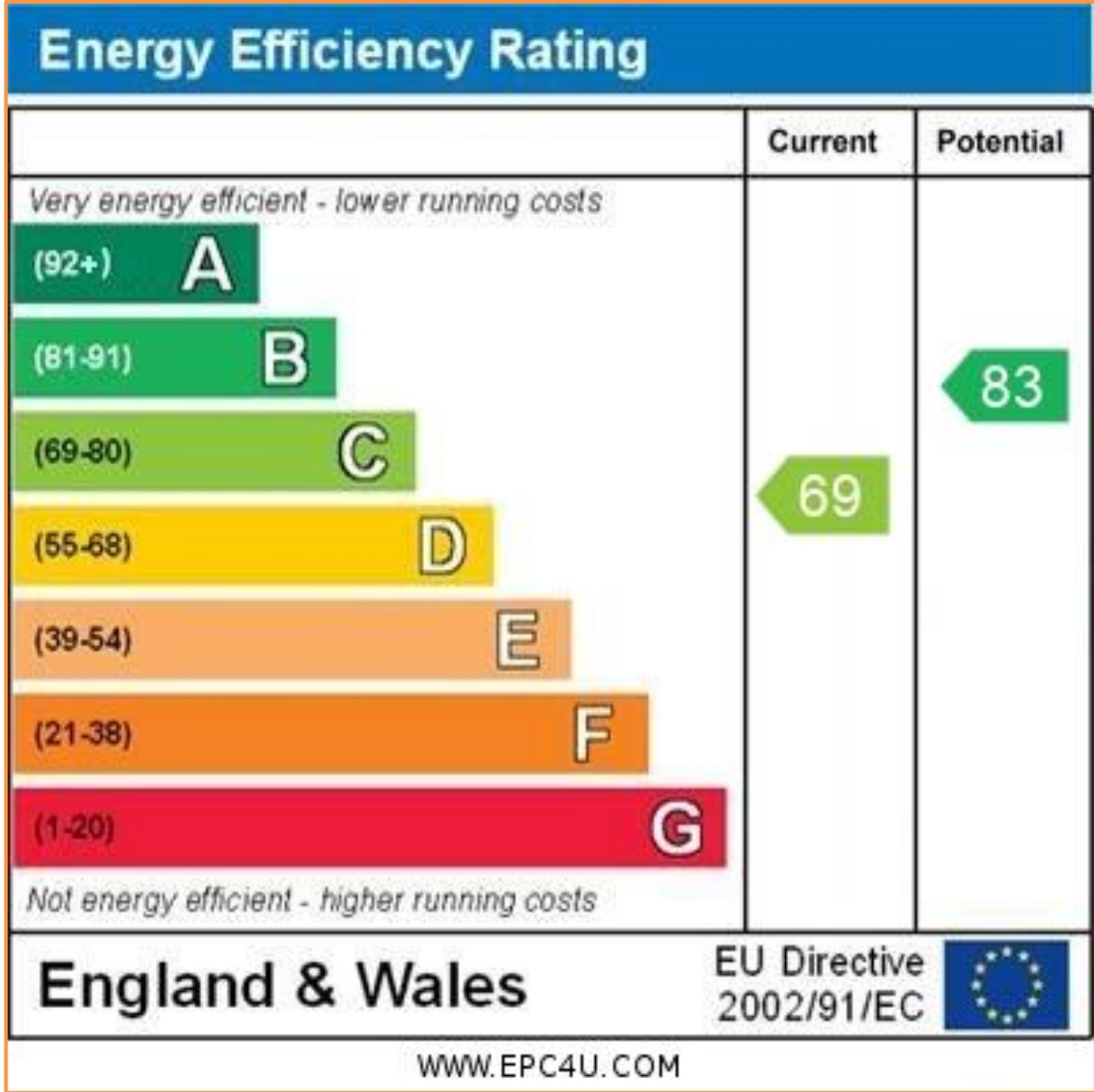
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£250,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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