



Breydon Grove,
Willenhall, WV13 3HT

SKITTS
ESTATE AGENTS

Accommodation description

A stunning family home located in this quiet cul-de-sac on this ever popular estate, being ideal for Black Country route and local commuter routes, schools and amenities. The property offers show home condition throughout with superb fitted kitchen and full range of appliances plus built in seating area and further fitted storage surround. Upstairs are three good sized bedrooms and re-styled family bathroom. The current owner has replaced windows (Aug 2022), replaced driveway (2021), installed a new heating system and upgraded electrical system (2018), and had all internal walls re-plastered during their ownership. Ideal for anyone looking for a new home with a purpose built work from home pod, and zoned outdoor space.

Entrance Hall: having door to the side, radiator, laminate flooring, stairs leading to the first floor level

Lounge: 17' 0" x 10' 10" into alcove (5.19m x 3.30m) having fireplace with log burner effect fire, dual aspect double glazed windows to the front and side, radiator, TV point

Kitchen/Diner: 17' 0" x 13' 2" max (5.17m x 4.01m) having a range of fitted wall cupboards and base level units with LED underlighting, fitted seated area and built in storage to wall and floor, inset sink and drainer unit, decorative feature tiling, built in oven, hob and cooker hood above, built in microwave, refrigerator/freezer, washing machine and tumble dryer, vertical radiator, laminate flooring, double glazed sliding patio doors leading to the rear garden and access to understairs cupboard

On The First Floor

Landing: having access to loft storage area, airing cupboard housing "Ideal" central heating boiler, doors leading off to:

Bedroom One: 11' 2" x 10' 6" (3.41m x 3.20m) having a dual aspect with double glazed windows to the front and side, built in storage, radiator

Bedroom Two: 10' 6" x 10' 2" (3.20m x 3.11m) having double glazed window to the rear, built in storage, radiator

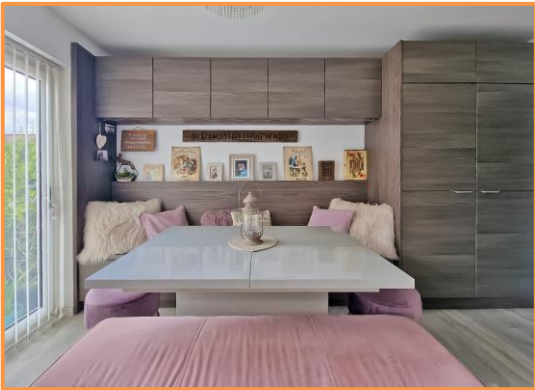
Bedroom Three: 8' 3" x 6' 4" (2.51m x 1.93m) having double glazed window to the front, radiator

Re-Styled Bathroom: having suite comprising bath with mixer taps, rain forest and standard shower head mains fed shower over and screen, vanity wash hand basin, W.C., chrome effect radiator, part tiling, double glazed window to the rear

Outside: The outdoor space is a particular feature of this property, having a low maintenance and pretty rear garden with a large patio and three zoned areas, perfect for relaxation or entertaining. There is a brick built storage unit to rear of the garage and a tarmac driveway to the front.

Home Office Pod: 14' 11" x 10' 0" (4.55m x 3.04m) having windows to the front, two sets of double doors to the side and front

Garage: 17' 7" x 8' 3" (5.36m x 2.52m) having up and over door to the front, power and light connected, double glazed French style doors 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: C

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.

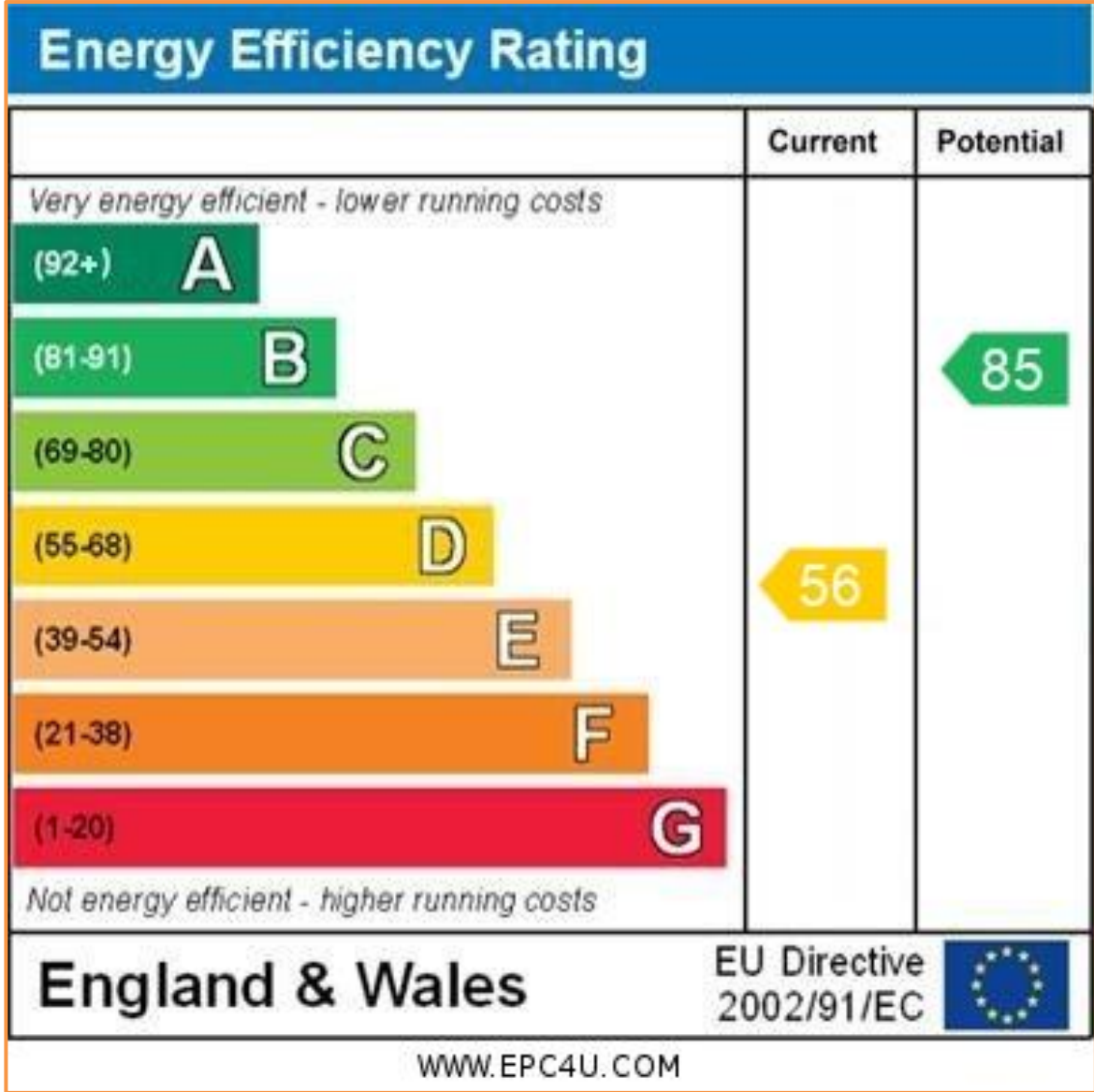
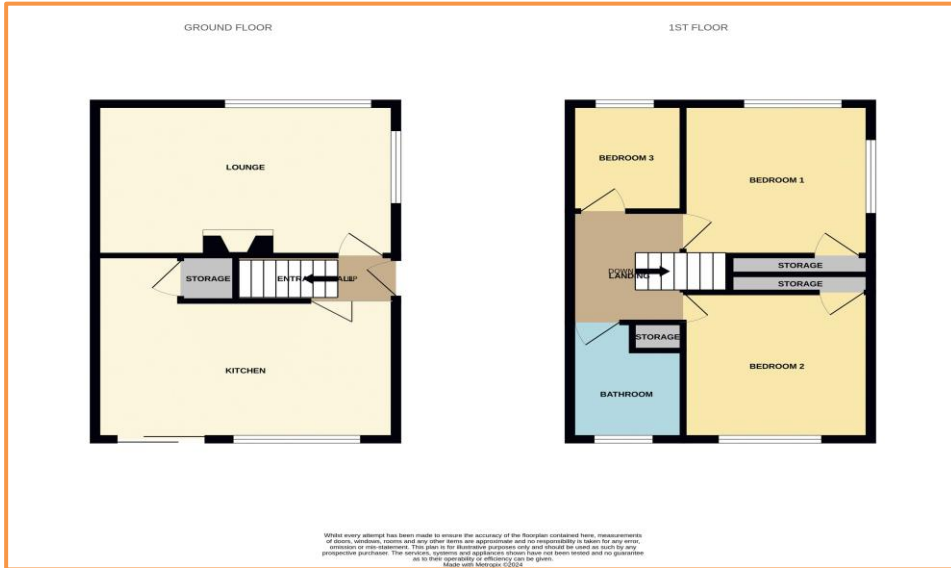
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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