



Honeybourne Way,
Willenhall, WV13 1HN

SKITTS
ESTATE AGENTS

Accommodation description

Located on this ever popular modern estate with excellent access to M6 Junction 10, Black country route and in close proximity to local temple. The property offers four bedrooms plus en suite and is ideal for those buyers seeking downstairs annexe accommodation, which could be separated further if required. Upstairs are three bedrooms and bathroom whilst downstairs are kitchen, utility (2nd kitchen), bedroom with en suite and spacious lounge/diner plus downstairs wc. Outside you will find an enclosed rear garden and parking to the front.

Entrance Hall: having double glazed front entrance door, tiled floor

Downstairs W.C.: having W.C., wash hand basin, tiled splashback, double glazed window to the front

Lounge/Diner: 23' 8" max x 15' 4" including stairs (7.22m x 4.67m) having a dual aspect with double glazed windows to the front and rear, feature fireplace with gas fire, stairs leading to the first floor level, radiator, under stairs storage cupboard, part tiled floor

Downstairs Bedroom: 10' 10" x 9' 7" (3.29m x 2.92m) having double glazed window to the rear, double glazed door leading to the garden, radiator, door leading to:

Ensuite Wet Room: 7' 10" x 7' 5" (2.38m x 2.25m) having double glazed window to the rear, wash hand basin, W.C., electric shower, radiator, part tiling to walls

Second Kitchen/Utility: 7' 4" x 5' 5" (2.24m x 1.66m) having a range of fitted base units with work surfaces over, stainless steel sink and drainer unit, tiled splashback, four ring gas hob and cooker hood, space and plumbing for washing machine, radiator, double glazed window and double glazed door to the side

Kitchen: 15' 7" x 7' 9" (4.76m x 2.37m) having a range of gloss fronted wall mounted cupboard and base units with work surfaces over, inset stainless steel sink and drainer unit, white metro tiling to walls, built in oven, four ring gas hob and cooker hood, space for refrigerator and freezer,

radiator, double glazed door to the side, double glazed windows to the front and side

On The First Floor

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

Bedroom One: *12' 0" x 8' 10" (3.65m x 2.68m)* having double glazed window to the front, radiator

Bedroom Two: *9' 6" to wardrobe front x 7' 7" (2.90m x 2.30m)* having double glazed window to the rear, radiator, fitted wardrobes

Bedroom Three: *7' 5" x 6' 8" (2.27m x 2.02m)* having double glazed window to the rear, radiator

Bathroom: having suite comprising bath, W.C., wash hand basin and vanity unit, part tiling to walls, airing cupboard

housing "Worcester" central heating boiler, double glazed window to the front

Outside; garden to the rear comprising patio with lawn, shed and shrubs to borders. Parking to the front for two cars





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.



£280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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