



Milcote Drive,
Willenhall, WV13 3QN

SKITTS
ESTATE AGENTS

Accommodation description

A rare opportunity to buy this detached bungalow located to the far end of this cul de sac, occupying this corner plot and requiring some updating throughout. The property is offered with no upward chain and is sure to create huge demand from interested buyers looking to improve this well sized bungalow.

Entrance Hall: having single glazed door to the front, radiator, laminate flooring

Lounge: 16' 7" x 12' 2" (5.06m x 3.72m) having single glazed window to the front, fireplace, radiator, TV point, laminate flooring

Kitchen: 10' 0" x 8' 10" (3.05m x 2.68m) having a range of fitted wall cupboards and base level units, inset stainless steel sink and drainer unit, cooker point, space and plumbing for washing machine, single glazed window to the rear, door leading to the garden

Bedroom One: 10' 0" x 9' 8" (3.05m x 2.94m) having single glazed window to the rear, radiator

Bedroom Two: 9' 8" x 7' 2" (2.95m x 2.18m) having single glazed window to the front, radiator

Bathroom: 6' 7" x 5' 4" (2.00m x 1.63m) having suite comprising bath with mixer taps with shower over and screen, wash hand basin, W.C. fully tiled, radiator, single glazed window to the rear

Outside: having a lawned foregarden and block paved driveway. To the rear is a wide lawned garden, low level brick wall and patio to the side with rockery feature

Garage Unmeasured. Access to the front and side access from rear garden



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 £200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other details are approximate and are not intended to be used for any other purpose. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The floorplan is not a contract and is subject to change without notice.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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