



**Watery Lane,**  
Willenhall, WV13 3BS

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\* LAKESIDE VIEWS \*\*** A superb detached bungalow with wrap around garden to all sides, on this very generous plot. The property welcomes you with a fantastic covered entrance featuring a glass lantern roof as you enter this spacious individually designed property with two double bedrooms, spacious lounge/diner and fitted kitchen plus bathroom. Located just feet away from the lake with direct access to the lakeside, with a landscaped terrain to the rear section, level main area with wood drying and storage area to the side, surrounded by local countryside and Fibbersley nature reserve.

**Entrance Porch:** having double glazed door to the front, double glazed window to the side and front, laminate flooring, lantern glass ceiling, double glazed front entrance door leading to:

**Entrance Hall:** having radiator, access to loft storage area, tiled floor

**Lounge/Diner:** 21' 9" x 11' 9" (6.63m x 3.57m) having double glazed window to the front and side, double glazed

patio doors, cupboard housing "Ideal" central heating boiler

**L-Shaped Kitchen:** 13' 10" max x 10' 11" max (4.22m x 3.34m) having a range of fitted white gloss wall mounted cupboards and base units, breakfast bar, inset circular bowl sink and drainer unit, tiling to walls, built in oven, hob and cookerhood, integrated refrigerator/freezer and microwave, double glazed window to the side, double glazed patio doors leading to the garden, TV point

**Bedroom One:** 11' 9" x 11' 5" (3.57m x 3.48m) having two double glazed windows to the front, radiator, TV point, double glazed patio doors to the side opening to the garden

**Bedroom Two:** 11' 9" x 8' 8" (3.58m x 2.64m) having double glazed window to the side, radiator



**Bathroom:** 7' 5" x 5' 6" (2.27m x 1.68m) having suite comprising bath with mixer taps and main fed shower over with screen, vanity wash hand basin, W.C., fully tiled, chrome effect radiator, double glazed window to the rear

**Outside:** having parking to the front and garden to the side. Large plot which wraps around the property with large flat surfaces, BBQ area and views across the lake, Also having wood drying and storage area to one side

**Garage** Unmeasured. Located to the front of the property with up and over door







# 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.**

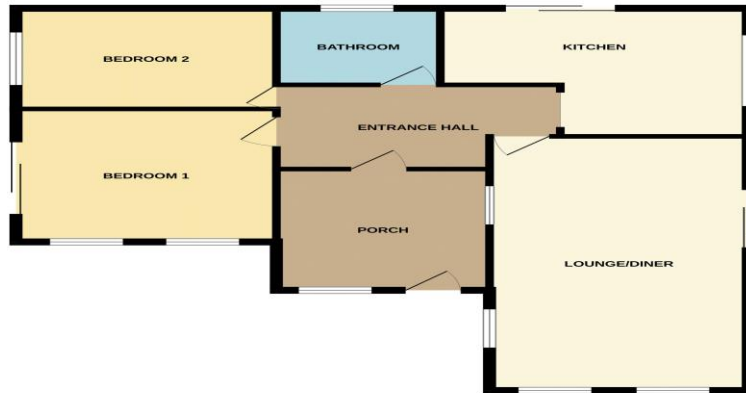
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £350,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the Register contained herein, measurements of areas, elevations, heights and any other facts and circumstances shall be understood to relate to any other information or representation. This plan is for illustrative purposes only and should not be used for any other purpose. The copyright in this plan and any other material contained herein is reserved and all rights are reserved. © 2008 EPC4U.COM

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



WWW.EPC4U.COM

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