



Kewstoke Road, Sneyd Park
Willenhall, WV12 5DY

SKITTS
ESTATE AGENTS

Accommodation description

****A BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE**** situated on the highly desirable Sneyd Park Estate close to local schools and amenities. The property has double glazing and gas radiator central heating. Comprises of porch, reception hall, lounge refitted kitchen/dining room with built-in appliances, separate utility room, refitted bathroom, enclosed rear garden, garage and block paved driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Entrance Porch: having uPVC double glazed composite front entrance door, uPVC double glazed windows, cupboard housing electric meter, further composite door leading to:

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

Lounge: 13' 5" x 9' 2" (4.09m x 2.79m) having uPVC double glazed bow window to the front, radiator, laminate flooring

Refitted Kitchen/Diner: 23' 9" max x 12' 5" max 7' 5" min (7.23m x 3.78m max 2.25m min) having a range of fitted cream gloss wall, drawer and base cupboard units with work surfaces over, breakfast bar, inset one and a half bowl sink unit and mixer tap, tiled splashbacks, built in electric "Hoover" oven, ceramic electric hob and extractor hood, integrated refrigerator/freezer and dishwasher, ceiling spotlights, two radiators, uPVC double glazed French style doors leading to the rear garden, uPVC double glazed window to the rear, doors leading to the garage and to:

Utility: 7' 0" x 6' 0" (2.13m x 1.83m) having work surfaces, plumbing for washing machine, space for tumble dryer, radiator, tiled splashbacks, uPVC double glazed window to the rear, composite double glazed door leading to the rear garden

On The First Floor

Landing: having uPVC double glazed window to the side, access to loft storage area, glass panel staircase, radiator, doors leading off to:

Bedroom One: 15' 1" x 8' 6" (4.60m x 2.58m) having uPVC double glazed window to the front, built in wardrobes, radiator

Bedroom Two: 9' 1" x 9' 1" (2.77m x 2.77m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 10' 0" x 6' 9" (3.04m x 2.05m) having uPVC double glazed window to the front, radiator, laminate flooring and cupboard housing the boiler.

Refitted Bathroom: 6' 2" x 6' 2" (1.89m x 1.89m) having suite comprising shaped bath with shower over, low flush W.C., wash hand basin with vanity unit, storage

cupboards, part tiled, vertical radiator, ceiling spotlights, obscure uPVC double glazed window to the rear

Outside: enclosed fenced garden to the rear with lawn, block paved patio, shed, outside cold water tap and security light Block paved driveway to the fore providing off road parking

Garage: 20' 11" x 7' 8" (6.37m x 2.33m) having a remote control roller shutter door to the front, gas meter, uPVC double glazed window to the side, light and power points





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 in the Region Of £260,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any errors or omissions. This plan is for information purposes only and should not be used for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is given for their operation or efficiency at the time of the plan.

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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