



**Thorne Road,**  
Willenhall, WV13 1AW

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**A well presented and extended family home with an assortment of outbuildings including garage / brick built workshop / 2 x sheds / greenhouse. Inside the property benefits from an extended kitchen to rear, lounge and downstairs bathroom & WC whilst upstairs are three generous bedrooms. Outside is parking to front with further parking beyond side gates, well maintained front garden and deceptive and secluded rear garden with lawn. The property is offered with no upward chain**

**Entrance Hall:** having double glazed front door in, wood paneling to lower walls, door to:

**Lounge:** *15' 9" x 12' 6" into alcove (4.81m x 3.81m)* having double glazed window to the front, fireplace with gas fire and back boiler, radiator, doors to understairs cupboard, stairs and to:

**Breakfast Room:** *9' 5" x 7' 1" (2.87m x 2.17m)* having radiator, doors leading to bathroom, W.C. and to:

**Kitchen:** *13' 4" x 9' 4" (4.07m x 2.84m)* having a range of base units with work top over, stainless steel sink and drainer unit, space for cooker, washing machine and refrigerator/freezer, double glazed window to the rear, double glazed door to outside

**Bathroom:** having a suite comprising of bath and wash hand basin, single glazed window to rear and part tiling to walls

**W.C.:** having W.C.

### On The First Floor

**Landing:** having gallery style landing with double glazed window to the rear, radiator, access to loft storage area, walk in cupboard, doors leading off to:

**Bedroom One:** 13' 0" x 8' 11" max (3.96m x 2.72m) having double glazed window to the front, radiator

**Bedroom Two:** 12' 4" x 9' 6" max (3.76m x 2.89m) having double glazed window to the rear, radiator

**Bedroom Three:** 9' 0" x 6' 7" (2.75m x 2.00m) having double glazed window to the front, radiator

**Outside:** having a lovely well maintained garden to the front with a selection of plants & shrubs with central lawn area. Driveway to the side. Garden to the rear with upper patio terrace with gentle steps and ramp down to further area with brick built workshop, two smaller sheds and greenhouse plus a secret garden to the furthest point with lawn, trees and shrubs and a metal gate

**Garage:** 15' 8" x 8' 0" (4.77m x 2.44m) having pitched roof and plastic sheet windows to the side

**Workshop:** 19' 11" x 8' 3" (6.08m x 2.51m) having two single glazed windows to the side, light and electrics







# 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: A**

**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.

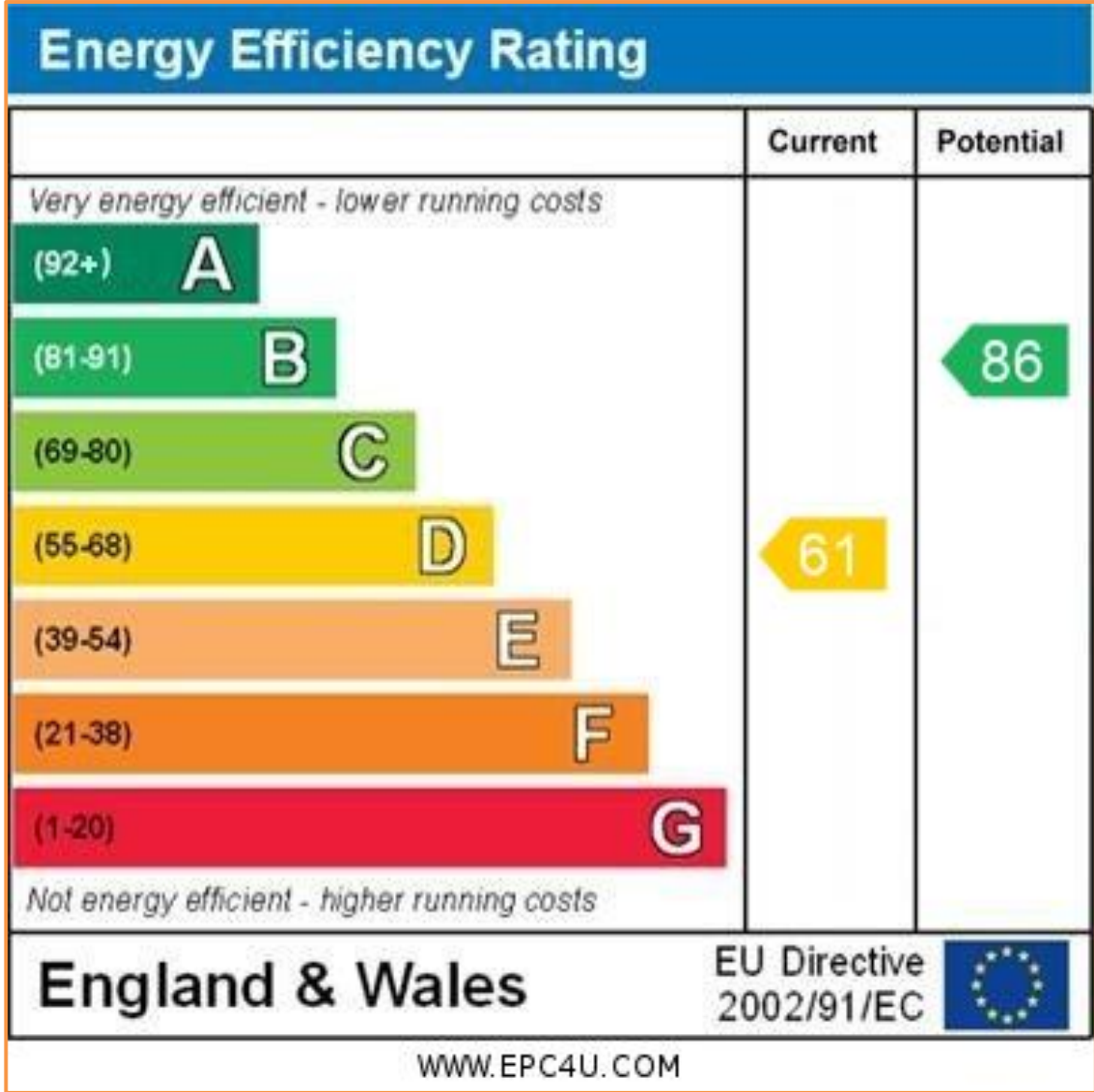
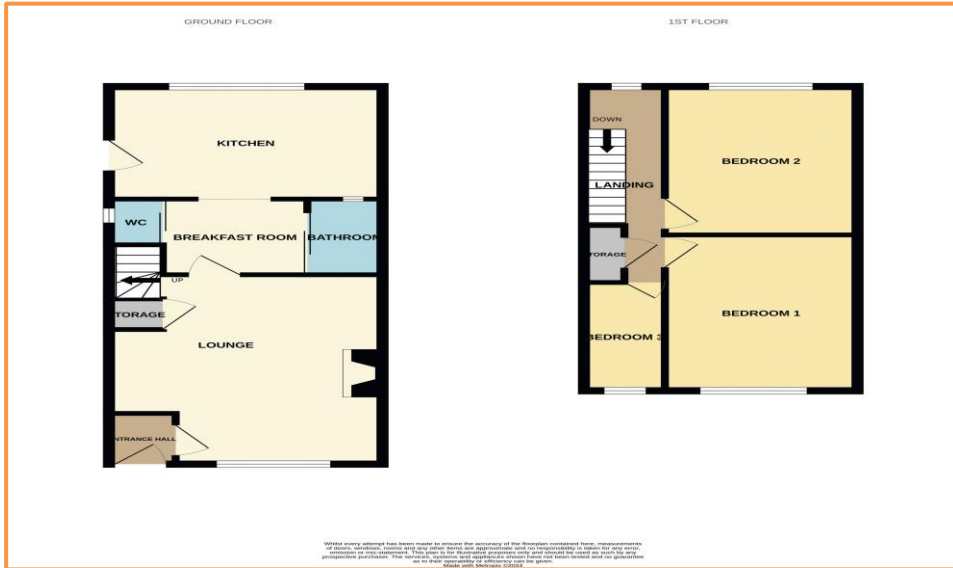
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £175,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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