



Wrighton Close, New Invention

Willenhall, WV12 5DR

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH NO CHAIN**** situated on a corner plot in a cul-de-sac location close to local schools and amenities. The property has double glazing and gas radiator central heating. Comprises of porch, reception hall, lounge, kitchen, dining room, conservatory, utility room, downstairs wet room, first floor shower room, enclosed rear garden, garage and driveway affording off road parking for several vehicles. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Porch: having uPVC double glazed door to the front, two uPVC double glazed windows, telephone point

Reception Hall: having stairs leading to the first floor level, part glazed door leading to:

Lounge: 13' 4" x 12' 5" (4.07m x 3.78m) having uPVC double glazed bay window to the front, fireplace with electric fire, radiator, laminate flooring

Dining Room: 8' 2" x 7' 11" (2.49m x 2.41m) having laminate flooring, radiator, uPVC double glazed French style doors leading to:

Conservatory: 14' 1" x 9' 11" (4.30m x 3.03m) having uPVC double glazed windows, French style doors leading to the rear garden, tiled floor, power points, light and TV point

Kitchen: 12' 4" x 7' 4" (3.77m x 2.23m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space for gas or electric cooker, space for refrigerator, uPVC double glazed window to the rear, door leading to under stairs storage cupboard and door to:

Utility Room: 8' 11" x 5' 9" (2.73m x 1.76m) having two uPVC double glazed windows to the rear, uPVC double glazed door to the rear, plumbing for a washing machine and space for a tumble dryer, part wooden panelling to the walls. Door to garage.

Wet Room: 6' 4" x 5' 9" (1.92m x 1.76m) having electric shower, pedestal wash hand basin with Triton water heater over, low flush W.C., single glazed window to the rear, extractor fan.

On The First Floor

Landing: having obscure uPVC double glazed window to the side, access to boarded loft storage area with power sockets, light and pull down ladder, airing cupboard, doors leading off to:

Bedroom One: 9' 6" x 8' 10" (2.90m x 2.70m) having built in wardrobes, laminate flooring, uPVC double glazed window to the front

Bedroom Two: 11' 0" x 9' 0" (3.35m x 2.74m) having built in wardrobes, uPVC double glazed window to the rear, radiator

Bedroom Three: 8' 0" x 6' 5" (2.45m x 1.96m) having uPVC double glazed window to the rear, radiator

Shower Room: having shower cubicle with electric shower, low flush W.C., vanity wash hand basin, heated towel rail, half tiled walls, tiled floor

Outside: garden to the side and rear with block paved patio, shed, hot and cold water taps, outside power point and side gate. Lawned fore garden and block paved driveway affording off road parking for several vehicles, outside power point.

Garage: 17' 8" x 7' 10" (5.38m x 2.38m) having double steel doors to the front, tiled floor, strip light, power points, uPVC double glazed window to the side, door to the 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: 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.



Offers Over £225,000

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