



Belinda Close,
Willenhall, WV13 1BZ

SKITTS
ESTATE AGENTS

Accommodation description

**** Large Outbuilding to rear **** An extended and much improved fabulous four bedroom family home on this cul de sac with parking to front and enclosed garden to rear. Inside are two reception rooms, three bathrooms, extended modern fitted kitchen with central breakfast bar, office/study to rear and a master suite located to the top floor with superb en suite and walk in wardrobe.

Entrance Hall Front door to side, double glazed window to side, stairs off to first floor

Lounge: 15' 2" x 10' 8" (4.63m x 3.24m) having double glazed window to the side, radiator, TV point, laminate flooring, feature wall with wood panelling

Reception Room: 13' 7" x 10' 0" (4.14m x 3.06m) having radiator, laminate flooring, double doors opening into the lounge

Office / Study: 13' 6" x 6' 5" (4.12m x 1.96m) having double glazed window to the rear, double glazed French style doors leading to the rear garden, laminate flooring

Kitchen: 14' 11" x 14' 8" (4.55m x 4.47m) having a fitted kitchen comprising wall and base level units with work surfaces over and central breakfast bar, inset sink and drainer unit, tiled splashbacks, space for range style cooker, space and plumbing for washing machine, space for tumble dryer, wall mounted "Worcester" central heating boiler, two double glazed windows to the front and one to side

On The First Floor

Landing

Bedroom Two: 10' 11" x 10' 2" (3.33m x 3.10m) having double glazed window to the rear, built in storage, radiator, TV point

Bedroom Three: 10' 6" x 8' 8" (3.20m x 2.63m) having double glazed window to the front, TV point

Bedroom Four: 10' 6" x 6' 7" (3.20m x 2.01m) having double glazed window to the front

Bathroom: having suite comprising bath, wash hand basin, W.C., radiator, double glazed window to the side

On The Second Floor

Master Bedroom (Loft Conversion) 12' 2" x 12' 0" (3.71m x 3.65m) having double glazed window to the rear, radiator, TV point, walk in wardrobe and door to:

En suite Shower Room: having freestanding bath with mixer taps, large shower cubicle, vanity wash hand basin, W.C., extractor fan, ceiling spotlights, (partial restricted head height)

Outside: having driveway to the front. Garden to the rear with patio leading to lawned garden. Outbuilding currently being used as a bar





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: B

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.

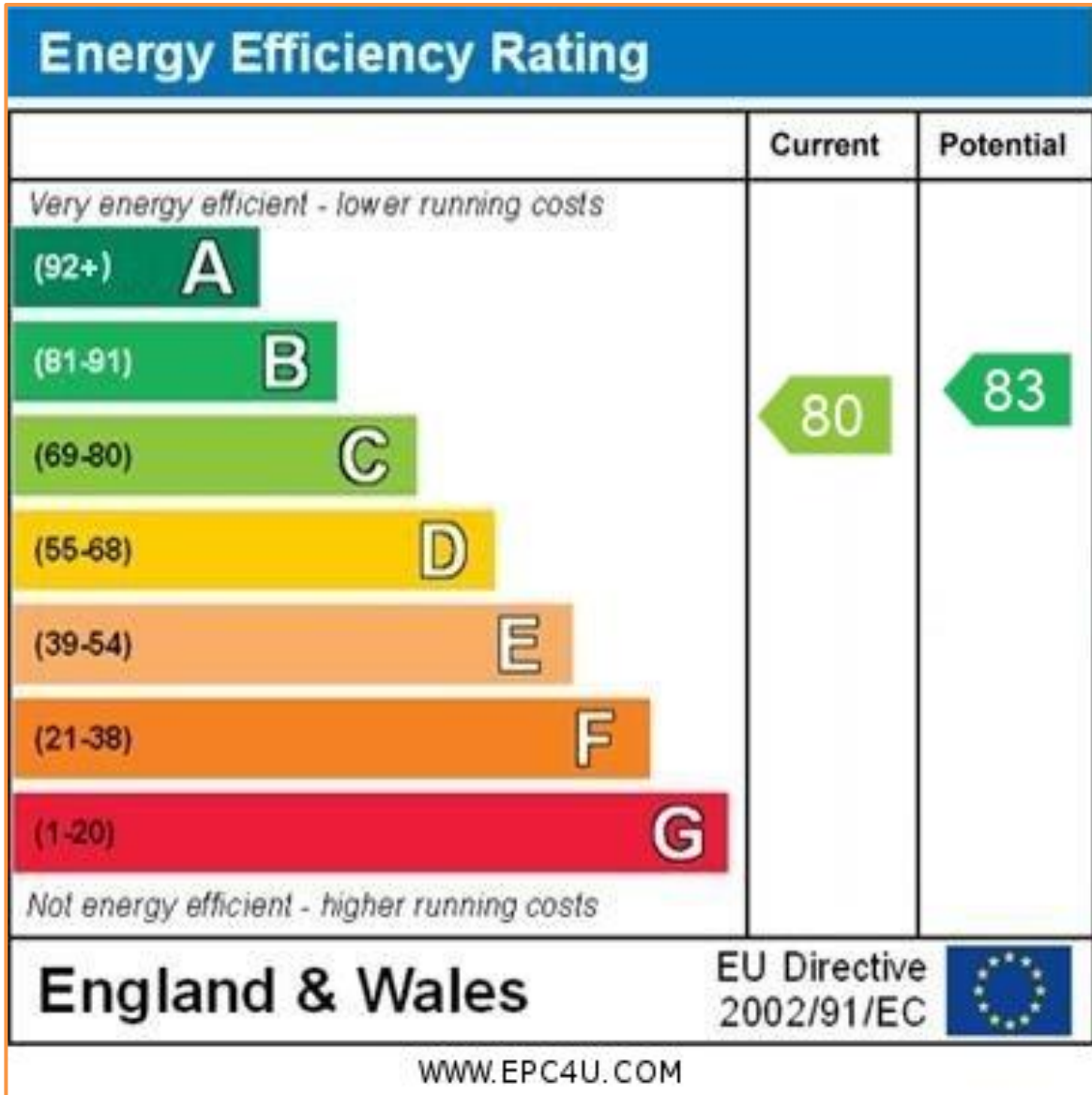
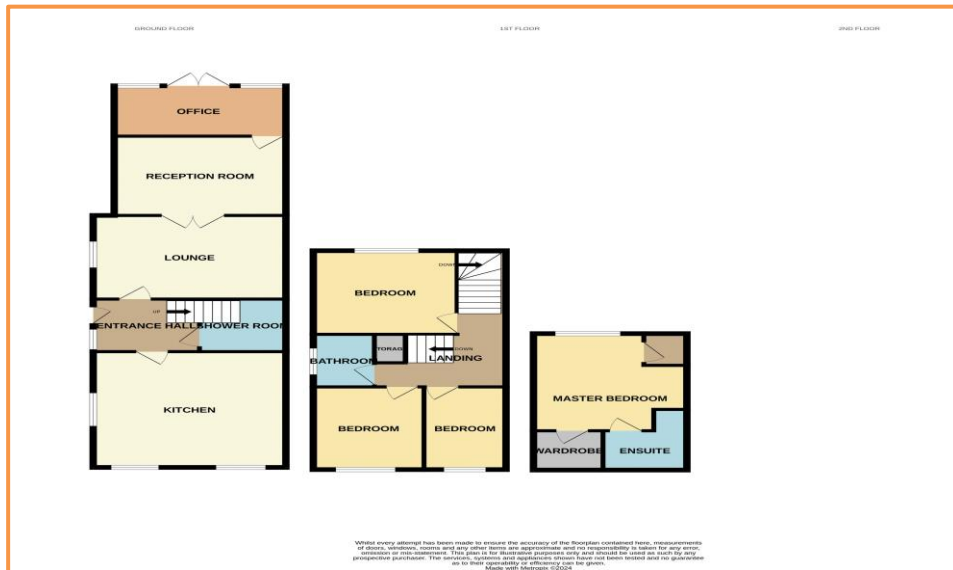
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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