



**Myrtle Close, Woodlands Estate**  
Willenhall, WV12 5NS

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*CASH OFFERS ONLY\*\***An impressive two bedroom semi-detached house situated on the popular 'Woodlands Estate'. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, lounge, refitted kitchen with built-in appliances, conservatory, two double bedrooms, modern shower room, garage and driveway affording off road parking. Coal mining report available. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!\*\*

**Entrance Hall:** having two obscure uPVC double glazed windows to the side, uPVC double glazed door, radiator, stairs leading to the first floor level, doors leading to refitted kitchen and to:

**Lounge:** 14' 6" x 11' 2" (4.41m x 3.40m) having uPVC double glazed window to the front and side, brick fireplace and radiator.

**Refitted Kitchen:** 14' 6" x 12' 1" max 5' 11" min (4.41m x 3.69m max 1.80m min) having a range of cream fitted wall, drawer base cupboard units with work surfaces over, inset

sink and drainer unit with mixer tap, tiled splashbacks, built in electric double oven, five burner gas hob and extractor hood above, integrated slimline dishwasher, washing machine, refrigerator and freezer, ceiling spot lights, uPVC double glazed window to the rear, under floor heating, uPVC double glazed French style doors leading to:

**Conservatory:** 11' 4" x 9' 5" (3.46m x 2.86m) having uPVC double glazed windows, bi-fold doors leading to the rear garden, storage cupboard, ceramic tiled floor, under floor heating and control, wall light point, power points

### On The First Floor

**Landing:** having access to part boarded loft storage with pull down ladder, light and power point, doors leading off to:

**Bedroom One:** 14' 6" x 11' 2" (4.41m x 3.41m) having uPVC double glazed window to the front, radiator

**Bedroom Two:** 9' 3" x 8' 4" (2.81m x 2.54m) having built in single wardrobe, radiator, uPVC double glazed window to the side

**Shower Room:** 5' 10" x 5' 5" (1.78m x 1.66m) having suite comprising corner shower cubicle with "Mira Sport" electric shower, vanity wash hand basin, low flush W.C., part tiled, heated towel rail, obscure uPVC double glazed window to the rear

**Outside:** having enclosed fenced garden to the rear with pond, pump and filter, paved for low maintenance, gated side access, outside cold water tap, security light. having a lawned foregarden with single gate entrance, double gated access with tarmac driveway

**Garage:** 17' 8" x 9' 0" (5.39m x 2.74m) having up and over door to the front, uPVC double glazed window to the side, composite door leading to the rear garden, 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: B**

**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.

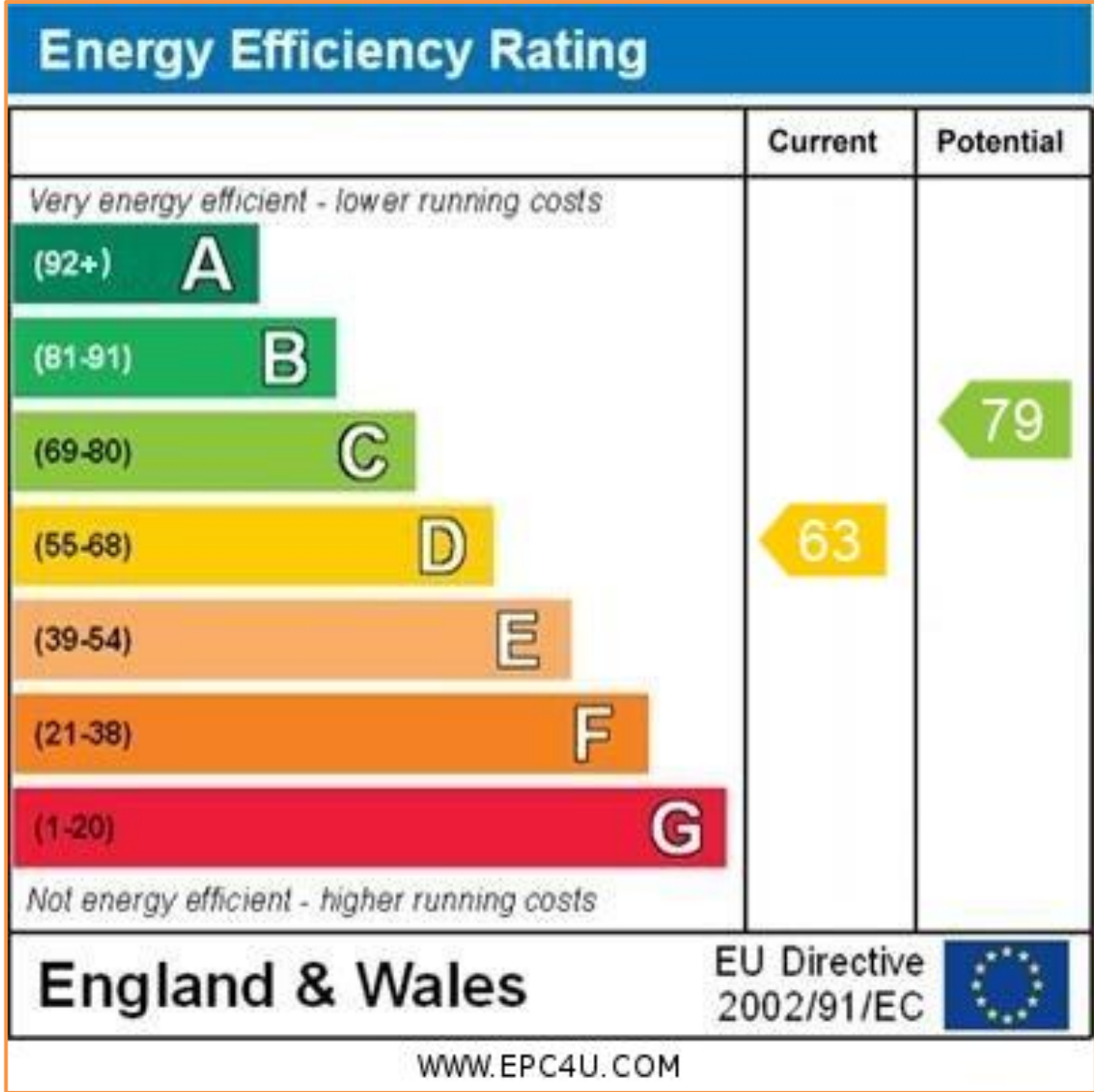
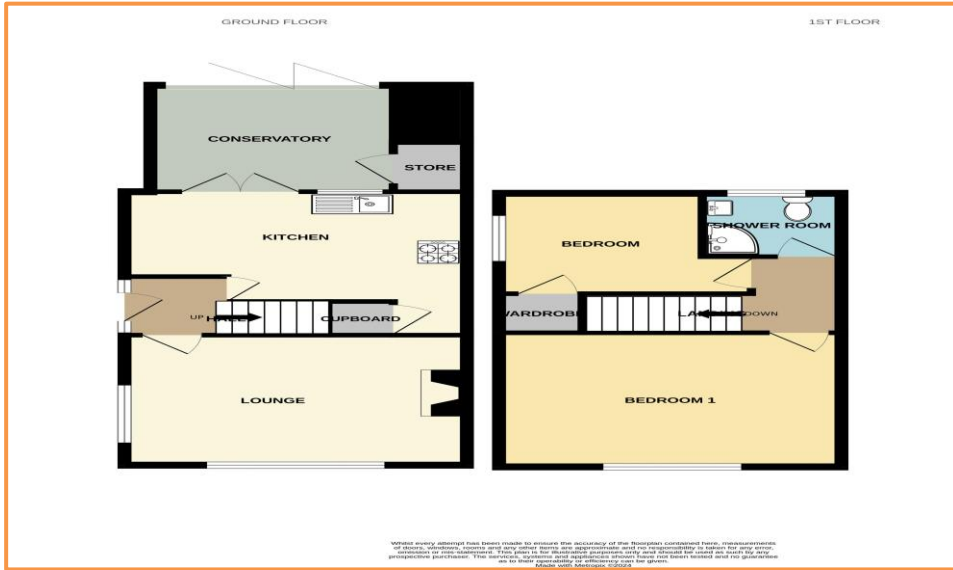
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



**CASH OFFERS ONLY - Offers Over £200,000**

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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