



Gorey Close, Coppice Farm Estate

Willenhall, WV12 5YP

SKITTS
ESTATE AGENTS

Accommodation description

****A beautifully presented extended three bedroom semi-detached house** situated in a cul-de-sac location on the popular Coppice Farm Estate with open views to the front. Benefits from gas radiator central heating and double glazing. Briefly comprises of entrance hall, lounge, separate dining room, refitted kitchen with built-in appliances, a refitted shower room, a well presented rear garden, garage and driveway affording parking for several cars. Viewing is highly recommended. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!******

Entrance Hall: having composite front entrance door, radiator, tiled floor, stairs leading to the first floor level, door leading to:

Lounge: 14' 3" x 11' 10" max (4.34m x 3.60m) having uPVC double glazed bow window to the front, fireplace, laminate flooring, radiator, door to:

Dining Room: 14' 7" x 9' 11" (4.45m x 3.01m) having uPVC double glazed window to the rear, uPVC double glazed French style doors to the rear, under stairs storage

cupboard, laminate flooring, two radiators, door leading to the garage, archway to:

Refitted Kitchen: 9' 10" x 7' 9" (2.99m x 2.36m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, built in electric oven, ceramic electric hob and extractor hood above, integrated washing machine, integrated refrigerator/freezer, cupboard housing the boiler, laminate flooring and upvc double glazed window to the rear.

On The First Floor

Landing: having obscure uPVC double glazed window to the side, airing cupboard, doors leading off to:

Bedroom One: 12' 7" x 8' 8" (3.84m x 2.65m) having built in double wardrobe, cupboard, radiator, uPVC double glazed window to the front

Bedroom Two: 9' 0" x 8' 9" (2.74m x 2.67m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 7' 9" x 6' 9" (2.36m x 2.05m) having uPVC double glazed window to the rear, radiator

Refitted Shower Room: 8' 6" x 6' 2" (2.58m x 1.88m) having double walk in shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., heated towel rail, tiled walls and floor

Outside: having enclosed fenced garden to the rear with patio area, lawn, gravelled borders, outside light, cold water tap. Crete print driveway to the front

Garage: 16' 4" x 7' 10" (4.99m x 2.40m) having up and over door to the front, light, power points and door leading to the dining room





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.

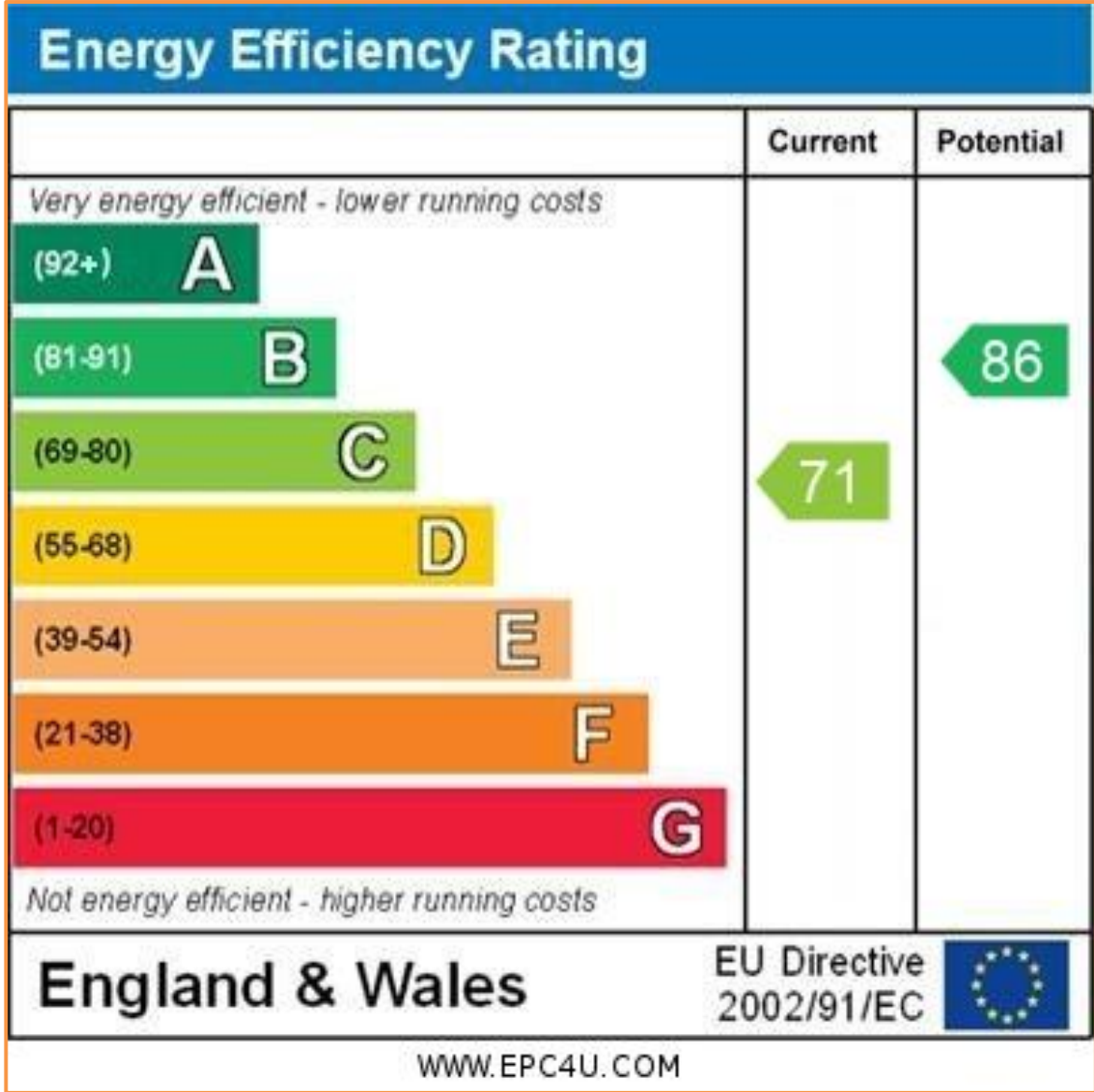
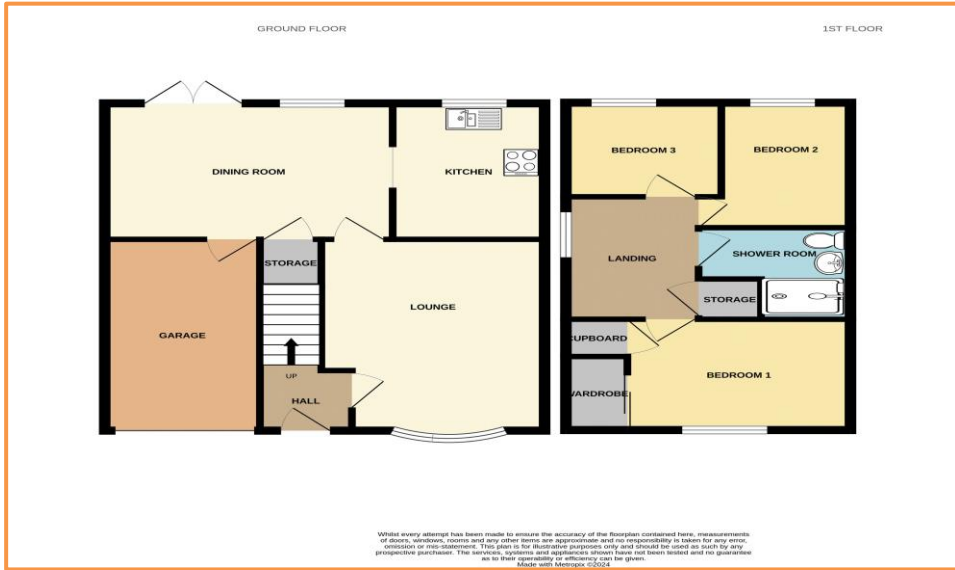
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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