



Hilton Road, New Invention
Willenhall, WV12 5EE

SKITTS
ESTATE AGENTS

Accommodation description

****A Stunning Modern Three Bedroom Detached House**** situated in the New Invention area of Willenhall ideally located to local schools and amenities. Viewing is highly recommended to fully appreciated the standard of accommodation on offer Benefits from gas radiator central heating and double glazing. Comprises of entrance hall, lounge with double doors opening into a beautifully refitted kitchen/dining room, downstairs w.c., master bedroom with en-suite, separate family bathroom, landscaped rear garden, garage and block paved driveway affording off road parking **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Entrance Hall: having composite double glazed front entrance door, radiator, stairs leading to the first floor level, laminate flooring and door leading to:

Kitchen/Diner: 19' 0" x 10' 2" (5.79m x 3.10m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, island, inset sink and drainer unit with mixer tap, tiled splashbacks, built in electric oven, ceramic hob and extractor hood, two radiators, uPVC double glazed window to the rear, uPVC double glazed sliding

patio doors, double doors opening to lounge, laminate flooring, archway to:

Downstairs W C 5' 1" x 4' 2" (1.55m x 1.28m) having uPVC double glazed window to the rear, low flush W.C., radiator, extractor fan.

Lobby having obscure uPVC double glazed door to the side, a wall mounted boiler, plumbing for a washer machine and space for a fridge/freezer.

Lounge: 17' 2" x 11' 1" (5.22m x 3.38m) having uPVC double glazed bay window to the front, radiator, laminate flooring, ceiling coving

On The First Floor

Landing: having access to loft storage area, airing cupboard and doors leading off to:

Bedroom One: 15' 3" x 10' 4" (4.66m x 3.15m) having two uPVC double glazed windows to the rear, radiator, laminate flooring, door leading to:

Ensuite Shower Room: 8' 0" x 6' 4" (2.43m x 1.94m) having suite comprising shower cubicle with electric "Triton" shower, low flush W.C., pedestal wash hand basin, radiator, obscure uPVC double glazed window to the rear

Bedroom Two: 10' 1" x 10' 4" (3.07m x 3.15m) having uPVC double glazed window to the front, radiator, laminate flooring

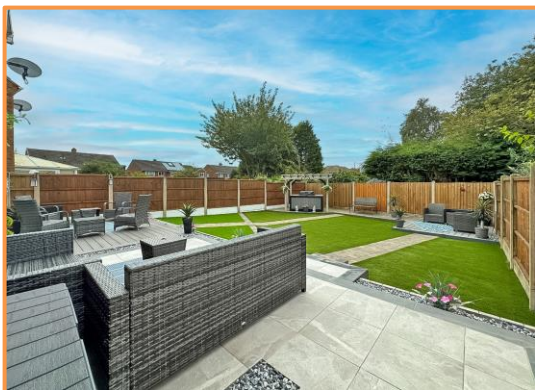
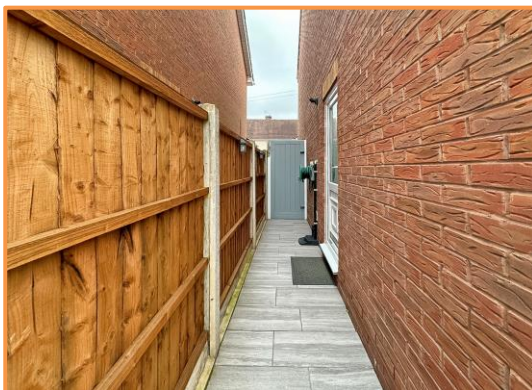
Bedroom Three: 11' 3" x 7' 9" (3.43m x 2.37m) having uPVC double glazed window to the front, radiator, built in wardrobe

Bathroom: 7' 10" x 7' 8" (2.40m x 2.33m) having suite comprising corner bath, vanity wash hand basin, low flush W.C., extractor fan, radiator, half tiled walls, obscure uPVC double glazed window to the side

Garage: having double doors, power and light points

Outside: having stunning enclosed fenced south facing garden to the rear with composite decking area, paved porcelain tile patio, artificial lawns, outside cold water tap, outdoor lights. Side gated access. To the front there is an artificial lawn area and block paved driveway





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.

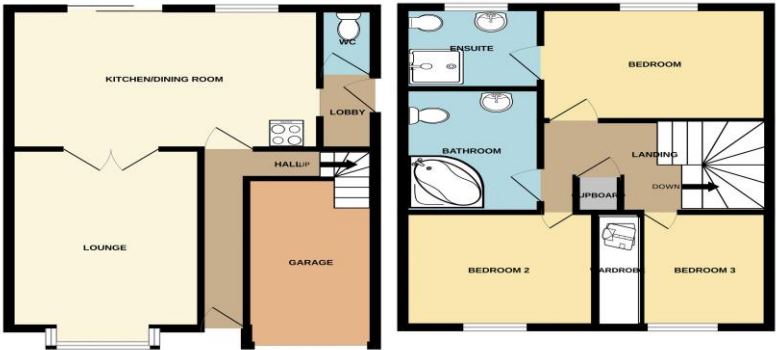


Offers in the Region Of £275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix C2004

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net