



**Shoreham Close,**  
Willenhall, WV13 3QG

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**\*\*A two bedroom detached bungalow nestled at the end of a cul-de-sac\*\*** being sold with no chain. Ideally suited to buyers looking to downsize or retire. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, lounge, kitchen/diner with built-in hob & oven, inner hallway which leads to two double bedrooms and a modern bathroom. Externally there are front and rear gardens, tarmac driveway and carport affording off road parking for several cars

**Entrance Hall:** having wooden front entrance door

**Lounge:** 18' 7" x 10' 7" (5.67m x 3.22m) having gas fire, radiator, uPVC double glazed bay window to the front, door leading to inner hall

**Kitchen/Diner:** 18' 7" x 7' 7" (5.67m x 2.30m) having a range of fitted oak effect wall, drawer and base cupboard units with work surfaces over, "Ideal" gas fired combi boiler concealed to cupboard, one cupboard has plumbing for washing machine, twin bowl sink, built in electric oven, gas hob and extractor above, radiator, uPVC double glazed

bay window to the front, part double glazed door to the side, door leading to inner hall

**Inner Hall:** having access to loft storage area

**Bedroom One:** 14' 0" x 9' 1" (4.26m x 2.78m) having double glazed sliding patio doors leading to the rear, radiator

**Bedroom Two:** 11' 0" x 9' 1" max 5' 10" min (3.35m x 2.78m max 1.78m min) having double glazed sliding patio doors to the rear, radiator, built in cupboards

**Bathroom:** 5' 10" x 5' 9" (1.78m x 1.74m) having suite comprising p-shaped bath with electric shower over and glazed easy clean side screen which is hinged for easy access, pedestal wash hand basin, low flush W.C., marble pattern waterproof panels to walls, obscure double glazed window to the side, radiator

**Outside:** having lawns to the front and tarmacadam driveway providing off road parking for several cars Enclosed fenced tree lined garden to the rear providing an element of seclusion and having a paved patio and lawn





# 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.

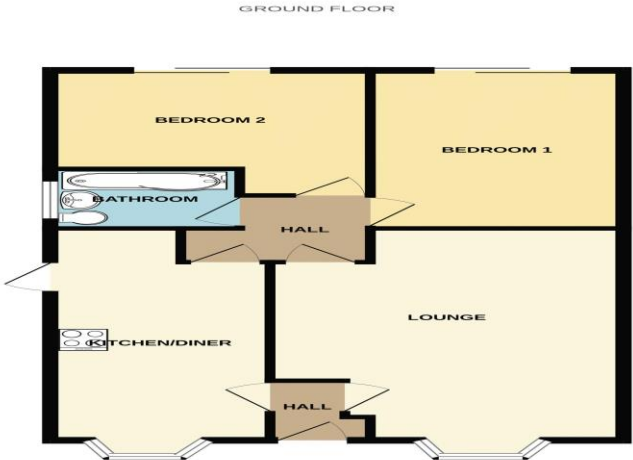
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, dimensions, contents and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The various elements and details of the property have not been visited and no guarantee is given as to their accuracy or condition. Please refer to the relevant documents for further details.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)