



Coppice Lane,
Willenhall, WV12 5RP

SKITTS
ESTATE AGENTS

Accommodation description

****A Beautifully Presented Three Bedroom Traditional Semi-detached House which has undergone recent improvements by the current owners. Being ideally situated for local schools and amenities making it perfect for families and professionals alike. Benefits from gas radiator central heating and upvc double glazing. Offers the following accommodation which includes entrance porch which leads into a welcoming hallway, lounge and dining room being ideal for entertaining, a modern fitted kitchen with built in hob, oven & extractor, a separate utility room, guest w.c., master bedroom with a range of built-in wardrobes, a refitted shower room, a private enclosed rear garden and block paved driveway which affords parking to two cars. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Entrance Porch: having composite front entrance door

Entrance Hall: having uPVC double glazed front entrance door, two uPVC double glazed windows to the front, laminate flooring, radiator, stairs leading to the first floor level, under stairs cupboard with uPVC double glazed window

Lounge: 14' 10" into bay x 12' 10" into recess (4.53m x 3.92m) having fireplace with living flame gas fire, laminate flooring, uPVC double glazed window to the front, radiator

Dining Room: 12' 11" x 12' 10" (3.93m x 3.90m) having laminate flooring, uPVC double glazed French style doors leading to the rear garden, radiator, opening to:

Kitchen: 8' 10" x 8' 2" (2.68m x 2.49m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, inset gas hob and extractor hood, uPVC double glazed window to the rear

Utility Room: 10' 11" x 5' 9" (3.34m x 1.74m) having fitted wall cupboards, work surface, plumbing for washing machine, space for dryer, radiator, uPVC double glazed door to the front and to the rear garden

Downstairs W.C.: having low flush W.C., wash hand basin, heated towel rail

On The First Floor

Landing: having access to loft storage area, radiator, uPVC double glazed window to the side, doors leading off to:

Bedroom One: *12' 11" max into recess x 12' 9" (3.94m x 3.89m)* having uPVC double glazed window to the rear, built in wardrobes, over head cupboard, radiator

Bedroom Two: *14' 11" into bay x 11' 0" (4.55m x 3.35m)* having ceiling spotlights, upvc double glazed bay window and radiator.

Bedroom Three: *9' 0" x 7' 9" (2.75m x 2.35m)* having uPVC double glazed window to the front, radiator

Refitted Shower Room: having suite comprising double shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., tiled walls and floor, uPVC double glazed window to the rear, airing cupboard

Outside: enclosed fenced garden to the rear with lawned garden and raised patio area. To the front there is a block paved driveway providing parking for two cars.





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.

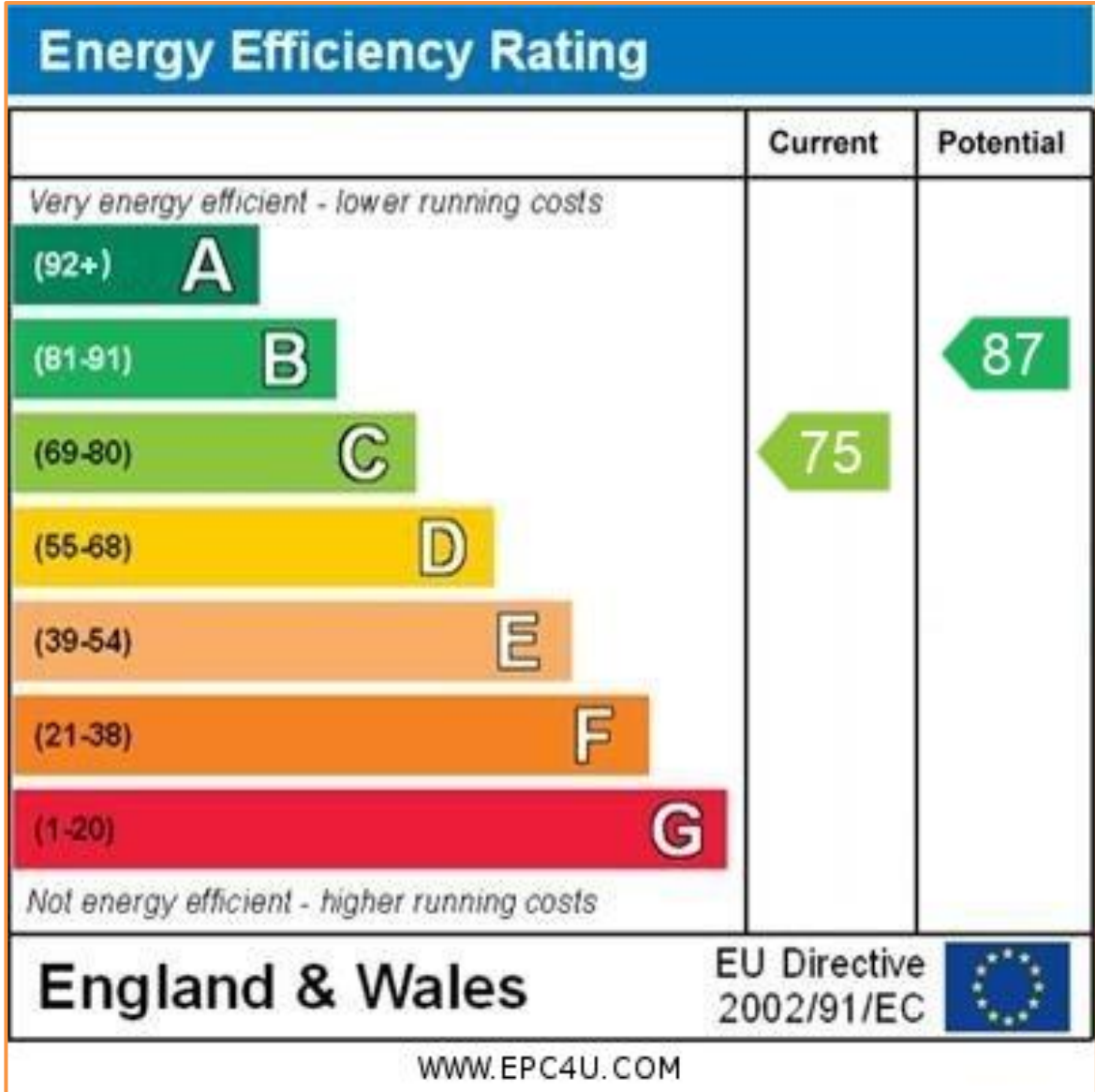
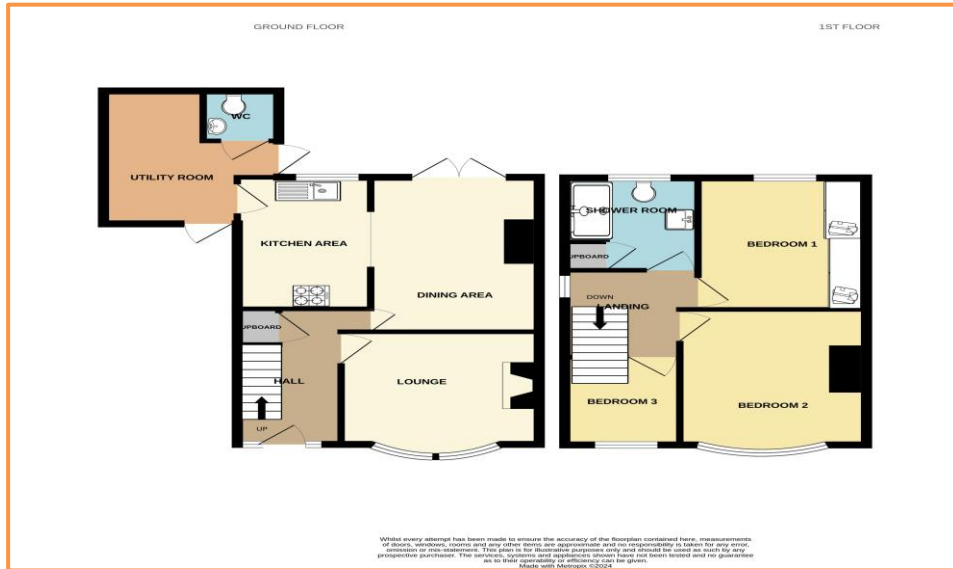
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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