



Ezekiel Lane, Short Heath
Willenhall, WV12 5QU

SKITTS
ESTATE AGENTS

Accommodation description

A spacious three bedroom semi-detached dormer bungalow located in popular Short Heath, Willenhall with planning permission granted for the construction of a four bedroom detached property. The property benefits from gas central heating and UPVC double glazing throughout, offering comfortable and energy-efficient living. Inside, you'll find a spacious entrance hallway leading to a well-appointed fitted kitchen with a range of integrated appliances. The generous through lounge and snug room create a perfect space for relaxation, while the separate dining room is ideal for family gatherings. The ground floor also features two well-proportioned bedrooms and a modern family bathroom. Upstairs, there is a third bedroom along with an office/study perfect for working from home. Outside, the property boasts gardens to the front, rear, and side, providing plenty of outdoor space. A block-paved driveway offers ample parking, along with the convenience of a garage. Additionally, this property comes with planning permission already granted for a separate four-bedroom detached property, making it an attractive investment opportunity. Situated close to local schools, shops, and transport links, this bungalow offers both comfortable living and fantastic potential for future development. Viewing is highly recommended.

Entrance Hall: having uPVC double glazed door and window, laminate flooring, radiator, stable door leading to garden, cloaks cupboard, separate storage cupboard

Lounge: 26' 2" x 11' 5" (7.97m x 3.47m) having fireplace with wood burner, two radiators, two uPVC double glazed bay windows to the side, door leading to the dining room, separate door to stairs to bedroom

Bedroom Three: 11' 5" x 11' 3" (3.49m x 3.44m) having uPVC double glazed window to the side, radiator, beams to ceiling

Dining Room: 11' 4" x 8' 1" (3.45m x 2.46m) having dado rail, door to hall

Kitchen: 11' 10" x 11' 0" (3.61m x 3.36m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink unit with mixer tap, uPVC double glazed bay window to the rear, built in electric oven and hob with extractor hood above, radiator

Bathroom: having suite comprising panelled bath with electric shower over, pedestal wash hand basin, W.C., tiled floor, half tiled walls, ceiling spot lights, uPVC double glazed window to the front, heated towel rail

Bedroom One: 13' 2" x 10' 0" to fitted wardrobes (4.01m x 3.06m) having built in wardrobes, uPVC double glazed window to the front, radiator

Bedroom Two: 12' 4" x 8' 8" (3.77m x 2.63m) having uPVC double glazed bay window to the rear, two double built in wardrobes, radiator, inset dresser

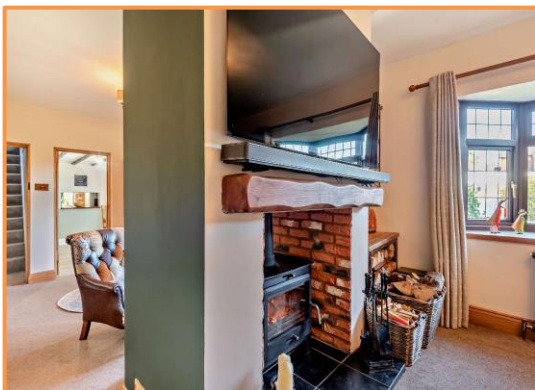
Office 15' 0" x 8' 6" (4.58m x 2.60m) having laminate flooring, radiator, uPVC double glazed window to the side, uPVC double glazed French style doors leading to the rear garden, power points, ceiling spot lights, door leading to:

Store Room: 13' 3" x 9' 6" (4.05m x 2.90m) having up and over door, power and light points

Outside: enclosed fenced garden to the rear with paved patio and lawns. To the side there is a gravelled area and further paved patio, brick built store, outside tap and outside light

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





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: 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.

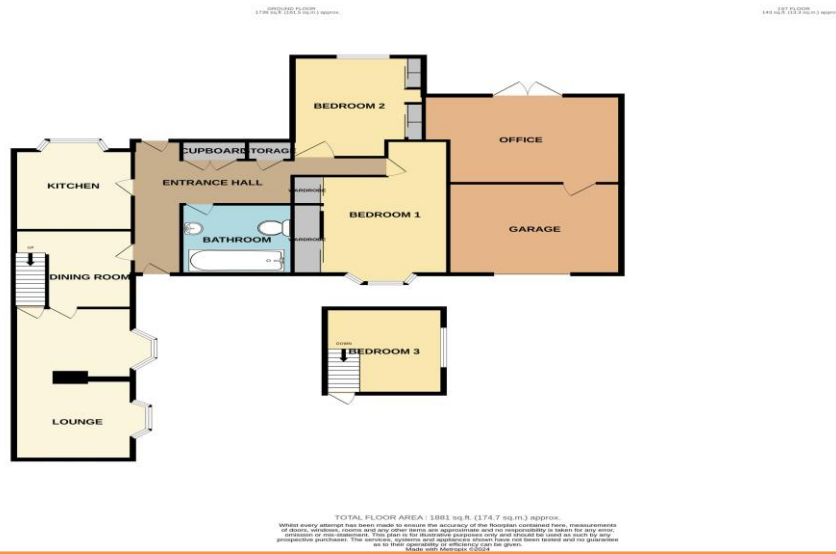
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in the Region Of £309,950

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	82

England & Wales

EU Directive
2002/91/EC



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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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