



Cardigan Drive, Summer Hayes Estate

Willenhall, WV12 4SF

SKITTS
ESTATE AGENTS

Accommodation description

****An extended three bedroom semi-detached house nestled in a tranquil cul-de-sac on the popular 'Summer Hayes Estate'. This no chain property is conveniently located near to local schools and amenities. The property has gas radiator central heating and double glazing and offers the following accommodation which includes an inviting hallway, kitchen, an extended lounge/dining room with patio doors opening onto the rear garden, a separate sitting room perfect for entertaining. To the first floor there are three bedrooms and a family bathroom. Externally the property boasts an enclosed rear garden, driveway and garage affording off road parking.**

Entrance Hall: having uPVC double glazed door and window to the front, radiator, stairs leading to the first floor level, door leading to:

Kitchen: 12' 10" max 9' 0" min x 12' 4" (3.90m max 2.75m min x 3.76m) having a range of fitted base and drawer units with work surfaces over, inset sink and drainer unit, plumbing for washing machine, single glazed window to the side, single glazed door leading to the garage, uPVC

double glazed window to the front, wall mounted boiler, radiator, under stairs cupboard, archway to:

Extended Lounge/Diner

Lounge Area: 15' 11" x 11' 8" (4.85m x 3.56m) having fireplace, radiator

Dining Area: 15' 5" x 7' 10" (4.70m x 2.38m) having radiator, double glazed window to the rear, double glazed sliding patio doors to the rear

Sitting Room: 12' 0" x 7' 4" (3.66m x 2.24m) having single glazed window and door to the rear, radiator, door leading to the garage, door to lounge/diner

On The First Floor

Landing: having doors leading off to:

Bedroom One: 13' 2" x 9' 9" (4.01m x 2.96m) having uPVC double glazed window to the rear, radiator, built in wardrobes and overhead cupboards

Bedroom Two: 11' 1" x 9' 9" (3.38m x 2.96m) having uPVC double glazed window to the front, radiator, built in wardrobes and dresser

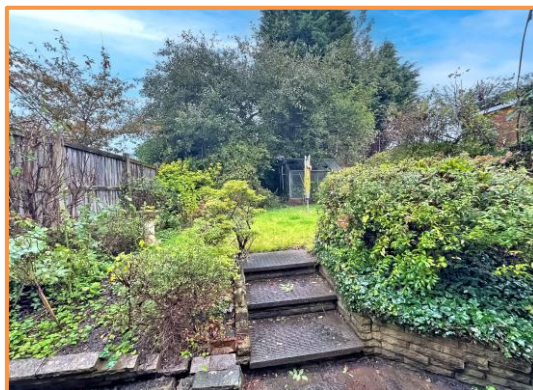
Bedroom Three: 9' 6" x 6' 0" (2.90m x 1.83m) having uPVC double glazed window to the rear, radiator

Bathroom: 8' 3" x 6' 0" (2.51m x 1.83m) having suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush W.C., airing cupboard, radiator, obscure uPVC double glazed window to the front

Garage: 21' 7" x 8' 2" (6.57m x 2.48m)

Outside: having enclosed fenced garden to the rear with patio area, steps leading up to lawns with planting borders
Paved driveway to the front





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.

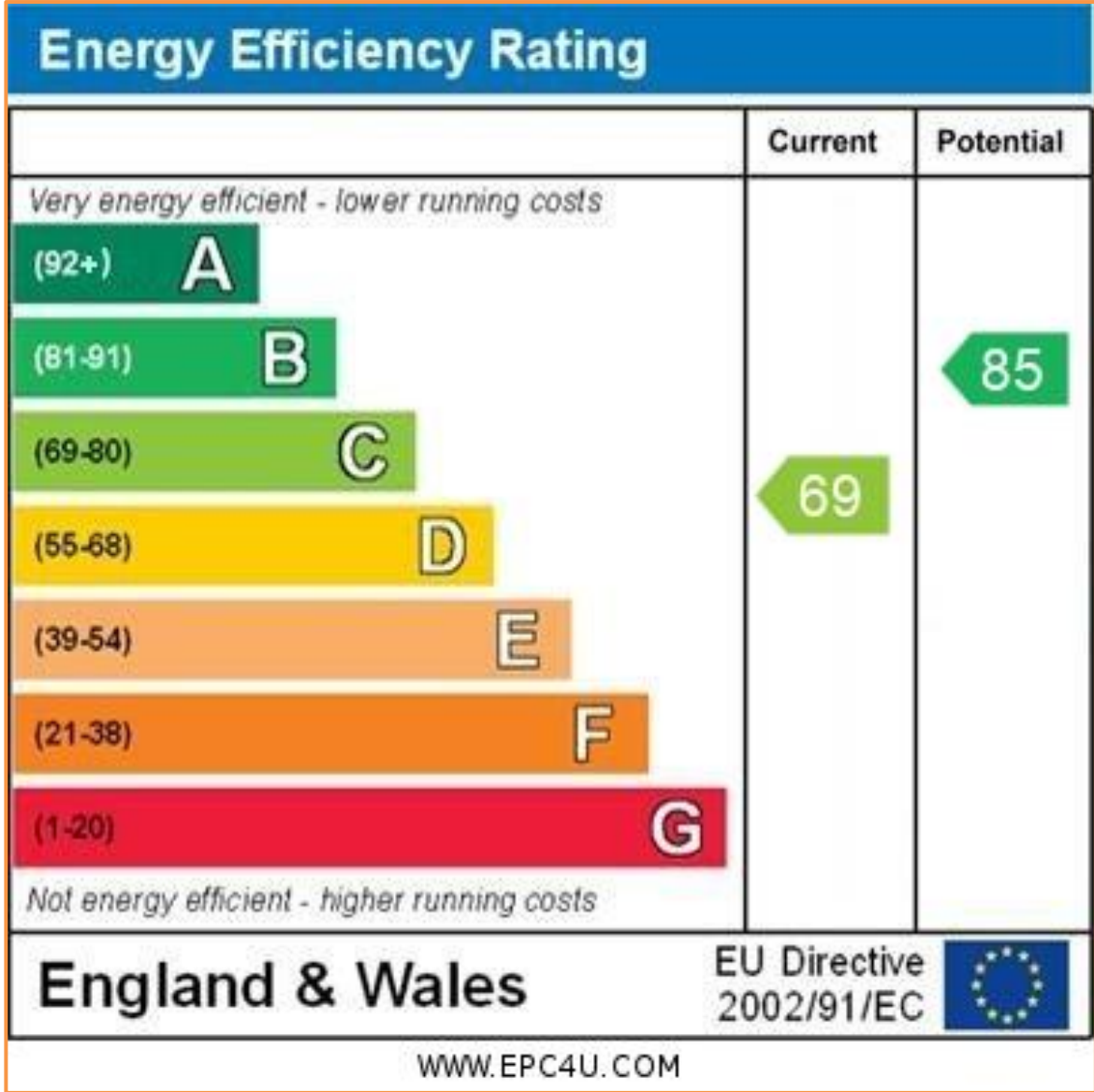
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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