



Milestone Way, Coppice Farm Estate

Willenhall, WV12 5YB

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Willenhall are thrilled to present this charming four-bedroom detached property, tucked away on a quiet road and set back from the street for added privacy. This home offers its own private driveway, off-road parking, and a small grassed area enclosed by hedging, creating a peaceful and private exterior. Ideally located, the property provides excellent access to main transport links, with the M54 and M6 less than a 10-minute drive away, and is within walking or short driving distance of local schools and shops. Upon entering, you are greeted by a porch that leads into a welcoming entrance hall. From here, you can access the stairs to the first floor or step into the lounge, which features a large forward-facing window and a cosy multi fuel burning fire, perfect for relaxing evenings. A single-glazed door connects the lounge to the dining and reception room, a versatile and functional space ideal for entertaining or family gatherings. The reception area opens into the conservatory through double patio doors. This bright and inviting space has tiled flooring with underfloor heating, making it a comfortable spot for relaxation year-round. The dining area leads into a modern, full-length kitchen, which boasts integrated appliances, a small breakfast bar, and ample cupboard and worktop space. The kitchen has two access points: double patio doors leading to the garden and a single door that connects to a separate downstairs WC and the garage. The garden is a well-maintained mix of patio and

grass, with a functional shed, offering a versatile outdoor space perfect for both relaxation and storage. Upstairs, the property features four well-proportioned bedrooms and a family bathroom. The bathroom includes a bath, WC, and sink. Bedroom one and bedroom three benefit from fitted wardrobes and large windows that fill the rooms with natural light. Bedroom two is a lengthy space with an integrated cupboard and two windows, providing plenty of light and storage. Bedroom four has been thoughtfully converted into a private suite, complete with a main bedroom area, a walk-in wardrobe, and an en suite, separated from the rest of the floor for added privacy.

Entrance Porch

Entrance Hall

Lounge *14' 0" excluding bay x 13' 4" (4.26m x 4.06m)*

Dining Room *16' 10" x 9' 3" (5.12m x 2.81m)*

Kitchen *14' 11" x 7' 11" (4.55m x 2.41m)*

Conservatory 15' 6" x 4' 11" (4.72m x 1.50m)

First Floor Landing

Bedroom 1 12' 0" x 9' 2" (3.66m x 2.80m)

Bedroom 2 15' 1" x 5' 5" (4.61m x 1.66m)

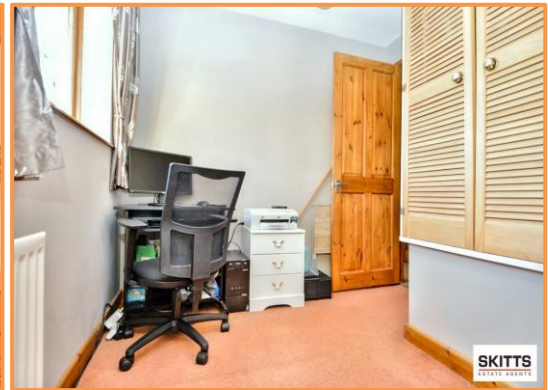
Bedroom 3 9' 1" x 9' 0" (2.78m x 2.74m)

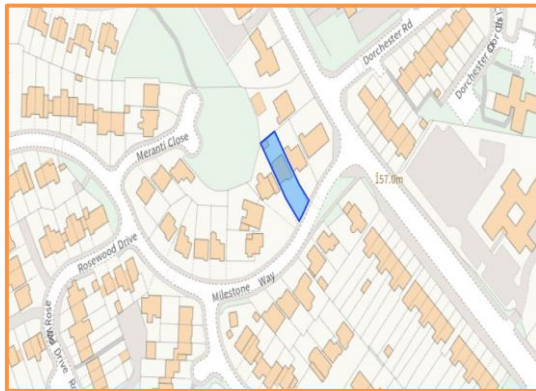
Bedroom 4 10' 10" x 7' 9" (3.29m x 2.37m)

Bathroom 6' 9" x 6' 2" (2.07m x 1.89m)

Shower Room 7' 6" x 4' 11" (2.29m x 1.50m)

Garage 13' 10" x 8' 2" (4.21m x 2.50m)





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: D

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.

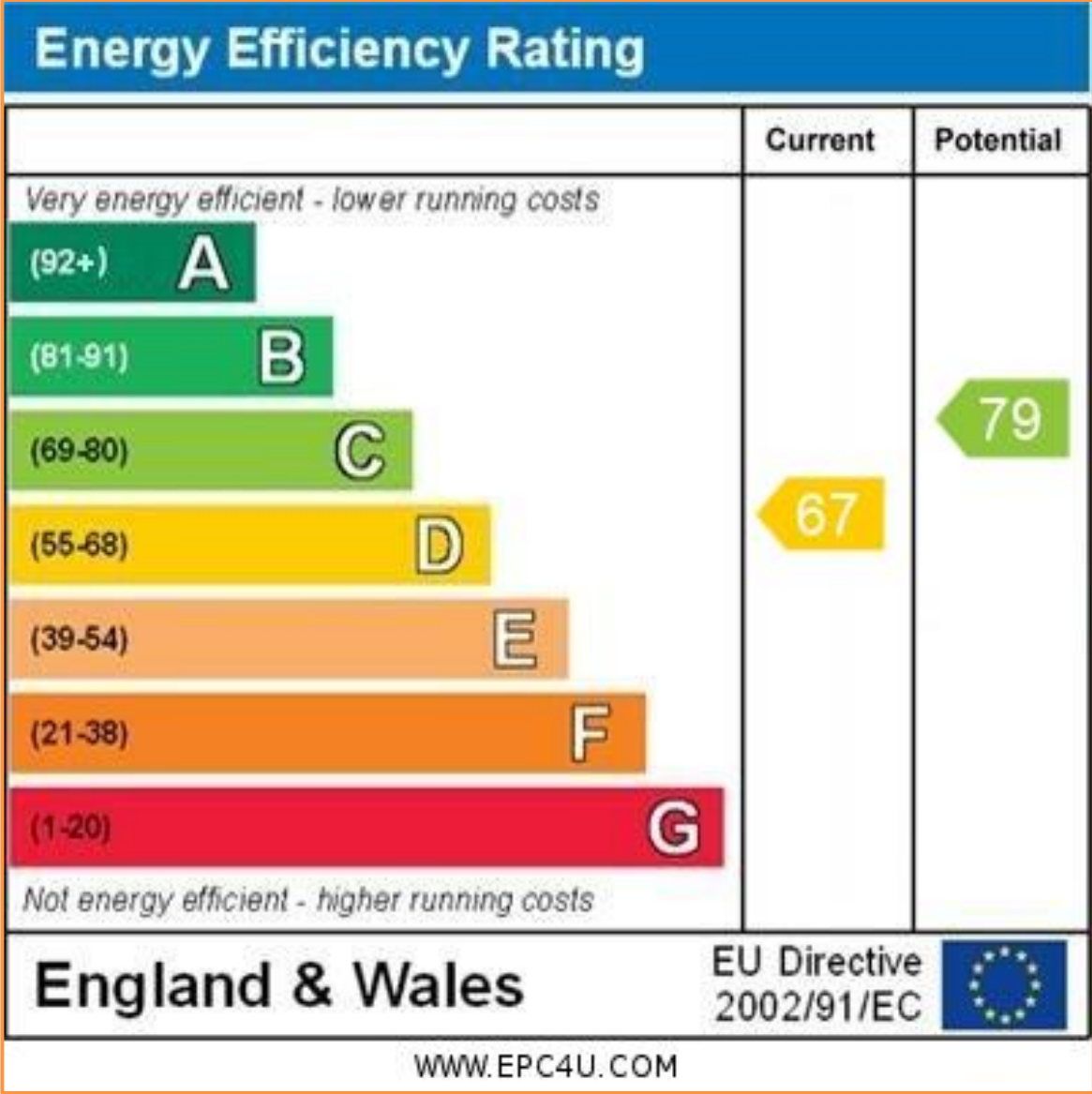
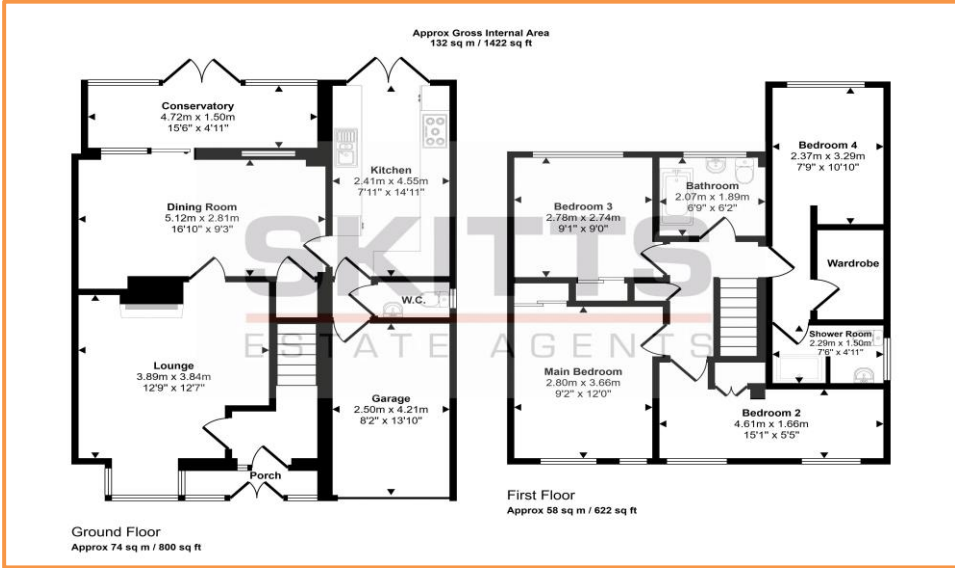
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £350,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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