



## Honeybourne Way, Kingfisher Estate

Willenhall, WV13 1HN

**SKITTS**  
ESTATE AGENTS

## Accommodation description

Skitts Estate Agents in Willenhall are thrilled to bring to market this rare gem of a family home, located in a sought-after estate and situated next to a picturesque park area. This detached four-bedroom property offers ample space, traditional charm, and exciting potential for renovation, making it ideal for families or first-time buyers seeking a forever home. As you approach the property, you'll notice the block-paved driveway, offering off-road parking and leading to a garage with manual gates. The property is within walking distance of shops, schools, and other local amenities, making it a prime location for convenience and leisure. Upon entering the home, you are welcomed into a traditional-style entrance hall with access to a downstairs WC. From here, you'll find the spacious lounge, a bright and inviting space featuring a large bay window that floods the room with natural light and a charming fire surround as the centerpiece. Glazed double patio doors lead you seamlessly from the lounge into the formal dining area, which is perfect for family meals or entertaining. Beyond the dining area, you'll find the conservatory, nestled within the rear garden, offering a tranquil spot to relax while enjoying garden views. The kitchen, located at the rear of the property, maintains a traditional design and

boasts a large window overlooking the garden, integrated appliances, and ample storage. An offset utility room adds practicality, leading to a small wraparound porch that provides access to the rear of the garage, an external storage patio area, and the private rear garden. The garden itself is mainly laid to lawn, with a shed for additional storage. Upstairs, the property features four generous bedrooms and a family bathroom. The main bedroom includes an en suite and a large window that fills the space with light. The family bathroom is traditional in style, with a cubbyhole bath, WC, sink, and frosted glass for privacy.

### Entrance Hall

Lounge: 15' 1" x 10' 10" (4.60m x 3.30m)

Dining Room: 9' 3" x 8' 8" (2.81m x 2.64m)

Conservatory: 10' 6" x 9' 7" (3.21m x 2.93m)

**Kitchen:** 11' 5" x 8' 2" (3.47m x 2.48m)

**Utility Room:** 8' 1" x 3' 11" (2.47m x 1.19m)

**Guest W.C.**

**Side Porch**

**Garage:** 15' 2" x 7' 8" (4.63m x 2.34m)

**On The First Floor**

**Landing**

**Main Bedroom:** 11' 11" x 10' 6" (3.62m x 3.20m)

**Ensuite:** 5' 9" x 5' 7" (1.74m x 1.70m)

**Bedroom Two:** 13' 5" x 8' 9" (4.10m x 2.67m)

**Bedroom Three:** 13' 5" x 8' 1" (4.10m x 2.46m)

**Bedroom Four:** 8' 6" x 7' 10" (2.58m x 2.38m)

**Bathroom:** 6' 11" x 5' 7" (2.10m x 1.70m)









# 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.**

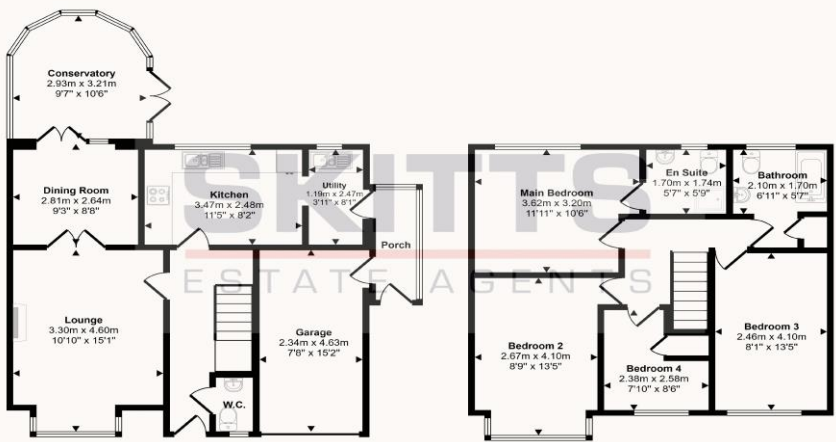
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



**Offers Over £350,000**

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
122 sq m / 1314 sq ft



Ground Floor  
Approx 68 sq m / 731 sq ft

First Floor  
Approx 54 sq m / 583 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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