



Linden Lane,
Willenhall, WV12 5NX

SKITTS
ESTATE AGENTS

Accommodation description

Situated in the popular Woodlands Estate, this well-maintained two-bedroom semi-detached bungalow offers comfortable living with plenty of scope for modernisation. With ample parking and a well-kept rear garden, this home is ideal for those seeking a peaceful yet convenient location. Inside, the property features a large reception room, providing a bright and welcoming living space. The kitchen-diner, located at the rear, has been extended to offer additional space, with the added convenience of integrated appliances. A shower room, and two well-proportioned bedrooms complete the layout. The home benefits from UPVC double glazing and gas central heating throughout. Offering no chain, this property offers excellent transport links, local amenities, and potential to personalise, this bungalow is a fantastic opportunity. Viewing is highly recommended!

Entrance Hall

Lounge: 12' 0" x 18' 9" (3.665m x 5.721m)

Kitchen: 17' 4" x 7' 2" (5.279m x 2.196m)

Bedroom One: 10' 8" x 9' 7" (3.255m x 2.922m)

Bedroom Two: 8' 0" x 7' 9" (2.451m x 2.367m)

Bathroom: 5' 6" x 6' 0" (1.674m x 1.838m)



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.

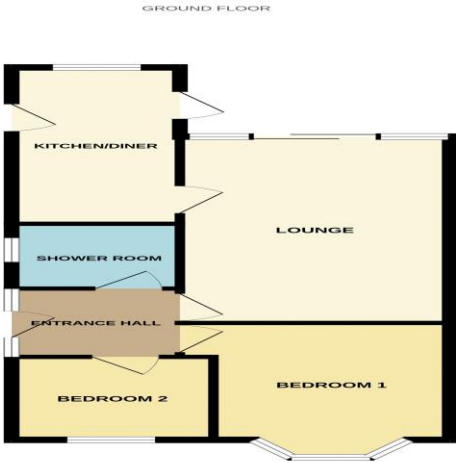
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, dimensions, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services of a professional surveyor should be sought before any purchase is made.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net