



SKITTS
ESTATE AGENTS

Drancy Avenue,
Willenhall, WV12 5RD

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Accommodation description

Skitts Estate Agents in Willenhall proudly presents this charming two-bedroom terraced property, set within a peaceful residential cul-de-sac. This well-maintained home is ideal for down-sizing, first-time buyers, small families, or looking for a property with a practical layout and neutral décor throughout. Situated set back from the road, the property benefits from a driveway and a neatly landscaped front lawn, adding to its curb appeal. Upon entering through the small porch, you are welcomed into the entrance hall, which leads directly into the spacious, double-length lounge. This bright and airy space is enhanced by a large bay window to the front, allowing for plenty of natural light, while the patio doors at the rear provide direct access to the private rear garden. A fireplace with a fire surround serves as a cosy focal point in this inviting room. The kitchen is a good-sized, well-equipped space, featuring ample cupboard storage, worktop space, and a window overlooking the rear garden. This kitchen offers excellent potential to be modernised or personalised to suit your needs. From the kitchen, a second entrance hall provides access to the front of the property, creating a convenient and practical layout. Additionally, a further small entrance hall at the rear of the property leads to the downstairs WC and direct access to the garden. The rear garden is spacious and fully block-paved, making it low maintenance and ideal for outdoor seating or entertainment. An outside store area offers useful additional storage space.

Moving upstairs, the first floor comprises two bedrooms and a modern shower room/wet room. The main bedroom, located at the front of the property, is a large and well-proportioned space, featuring fitted wardrobes, over-bed storage, and an inset cupboard for additional storage. The second bedroom, overlooking the rear garden, also benefits from a built-in cupboard and offers plenty of space for a bed and additional furniture. The shower room/wet room is well-fitted with a freestanding shower, WC, wall-mounted radiator, and a frosted window overlooking the rear garden, providing both practicality and privacy. With a neutral décor throughout, this home is ready for immediate occupancy while still offering an opportunity for personalisation.

Entrance Porch

Hallway

Lounge: 19' 4" x 11' 2" (5.90m x 3.41m)

Kitchen Diner: 12' 0" x 10' 10" (3.65m x 3.31m)

Inner Hallway

Ground Floor W.C.

Store

On The First Floor

Landing

Main Bedroom: *14' 11" x 9' 3" (4.54m x 2.82m)*

Bedroom Two: *10' 6" x 9' 7" (3.19m x 2.93m)*

Shower Room: *5' 8" x 5' 5" (1.73m x 1.66m)*





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: A

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.**

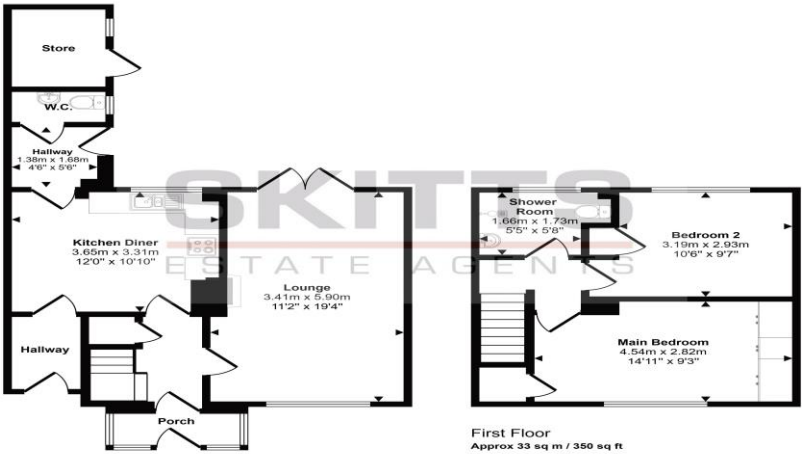
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£160,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
83 sq m / 892 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(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

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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