



Beccles Drive,
Willenhall, WV13 3HS

SKITTS
ESTATE AGENTS

Accommodation description

A charming three-bedroom semi-detached home with a driveway, garage, and a well-maintained garden. This well-presented home is set back from the road, featuring a neat and tidy front lawn alongside a private driveway leading to a separate garage with a rear storage area. Entering the property via the side entrance, you step into a welcoming hallway that provides access to all rooms. The spacious double-length lounge sits at the front of the home, benefiting from a large front-facing window, a side window, and a feature fireplace with a classic surround, creating a bright and inviting living space. To the rear of the property, the open-plan kitchen and dining area offer a fantastic space for entertaining. The dining area includes an inset cupboard and patio doors leading directly to the garden. The kitchen area features a breakfast bar, an additional inset cupboard, and a window overlooking the rear garden, with a door providing outdoor access. The garden is a generous size, featuring a combination of paved and lawned areas, a shed for storage, and a side gate allowing convenient access to the front of the property. Upstairs, the first floor comprises three well-sized bedrooms and a family bathroom. The bathroom includes a bath, toilet, and sink, with a window allowing natural light. The landing also benefits from an inset storage cupboard. The main bedroom is positioned at the rear of the property, offering fitted wardrobes, an inset cupboard, and a window overlooking the garden. Bedroom two, located at the front,

features dual windows and an inset cupboard, while bedroom three also has a front-facing window. This home is ideal for families or first-time buyers looking for a well-maintained property with great living space and excellent potential.

Entrance Hall

Lounge: 17' 0" x 11' 1" (5.17m x 3.39m)

Dining Room: 13' 1" x 7' 10" (3.98m x 2.38m)

Kitchen: 8' 9" x 8' 4" (2.66m x 2.53m)

On The First Floor

Landing

Main Bedroom: 10' 3" x 10' 2" (3.13m x 3.11m)

Bedroom Two: 11' 0" x 10' 3" (3.35m x 3.13m)

Bedroom Three: 8' 1" x 6' 4" (2.46m x 1.94m)

Bathroom: 6' 4" x 5' 6" (1.92m x 1.68m)

Garage: 17' 9" x 8' 4" (5.41m x 2.53m)





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.**

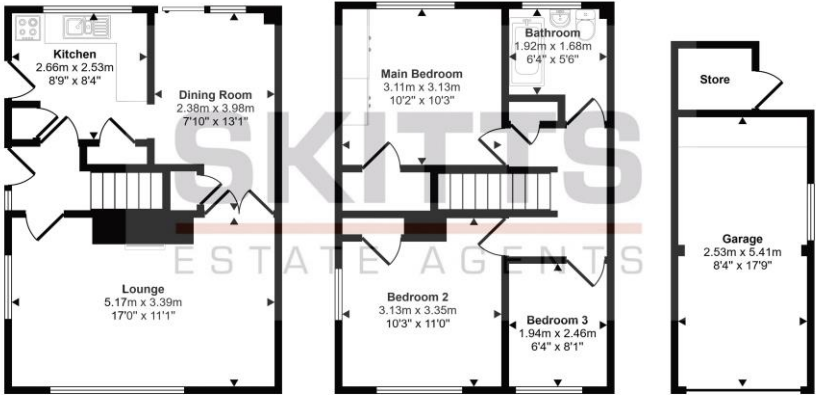
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in Excess of £240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

First Floor
Approx 39 sq m / 422 sq ft

Garage
Approx 16 sq m / 169 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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