



**Pool Hayes Lane,**  
Willenhall, WV12 4PP

**SKITTS**  
ESTATE AGENTS

## Accommodation description

A beautifully presented three-bedroom semi-detached family home, situated on the sought-after Pool Hayes Lane in Willenhall. Set back from the main road, this spacious property benefits from a driveway and garage. A porch leads into the entrance hall, providing access to the front-facing lounge, which boasts a large bay window, creating a bright and airy living space. A convenient downstairs WC and cloakroom are also accessible from the hallway. To the rear of the property, the dining room offers a perfect setting for entertaining, with patio doors opening onto the garden. The galley-style kitchen is well-equipped with integrated appliances, ample cupboard space, and worktops, alongside a utility area with a main access door leading to the garden. The rear garden is a generous size, featuring both patio and lawn areas, with side access leading back to the front of the property. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The main bedroom is positioned at the front of the property, offering a spacious layout and a large window. Bedroom two, located at the rear, enjoys views over the garden, while bedroom three, also at the front, is a versatile space. The main bathroom is fitted with a bath and

overhead shower, sink, and toilet, complemented by a frosted window for privacy.

Entrance Porch

Entrance Hall

Lounge: 12' 11" x 11' 8" (3.94m x 3.56m)

Dining Room: 11' 4" x 10' 11" (3.46m x 3.33m)

Kitchen: 13' 5" x 6' 11" (4.09m x 2.11m)

Ground Floor W.C. 7' 4" x 2' 7" (2.24m x 0.80m)

Utility Room: 6' 0" x 4' 1" (1.83m x 1.24m)

## On The First Floor

### Landing

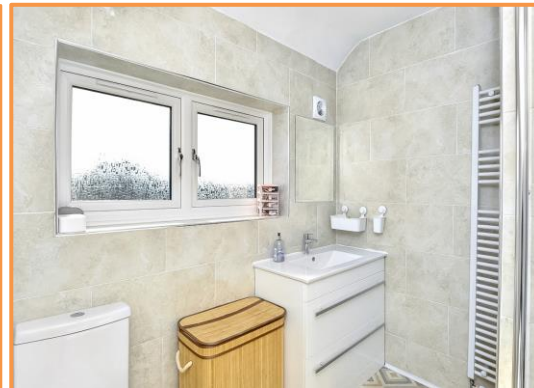
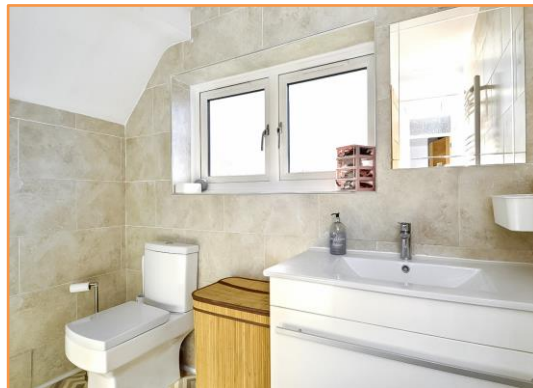
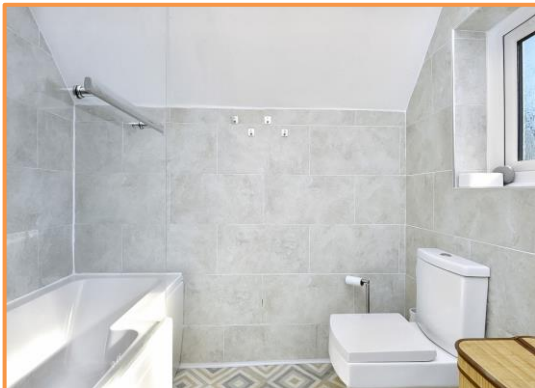
**Main Bedroom:** *13' 5" max x 11' 5" max (4.09m x 3.48m)*

**Bedroom Two:** *11' 5" x 10' 10" (3.49m x 3.30m)*

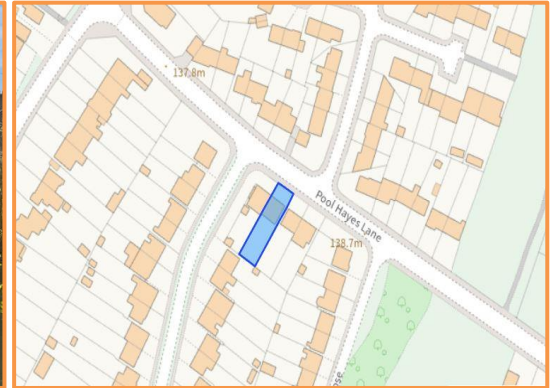
**Bedroom Three:** *7' 8" x 7' 7" (2.34m x 2.31m)*

**Bathroom:** *7' 10" x 6' 11" (2.39m x 2.11m)*









# 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: E**

**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.**

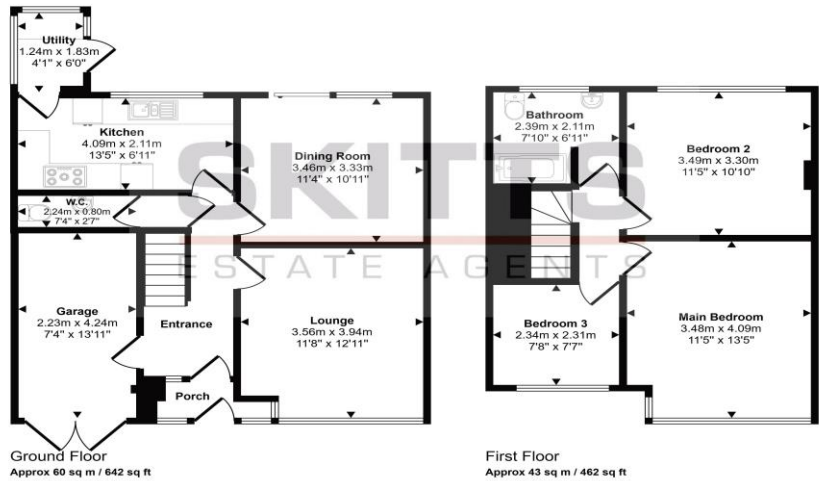
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£285,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
103 sq m / 1104 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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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