



**Menai Close,**  
Willenhall, WV12 5SN

**SKITTS**  
ESTATE AGENTS

## Accommodation description

Skitts Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, situated in a quiet residential cul-de-sac. This fantastic property benefits from a shared driveway, its own separate garage with additional parking space, and side gate access leading to the generous rear garden. With spacious living areas, plenty of natural light, and great potential for modernisation, this home is ideal for a growing family or an investor looking for a well-positioned property. Upon entering through the porch, you are welcomed into a bright and spacious entrance hall that leads to all rooms of the home. The lounge diner is an impressive double-length room, offering a large front-facing window and double patio doors at the rear, which provide seamless access to the garden. A fire surround with a fireplace adds character to this expansive, open, and airy space, which is flooded with natural light. To the rear of the property, the galley-style kitchen is well-appointed with cupboards, ample worktop space, and an inset pantry cupboard, offering great storage. A large rear-facing window provides a lovely view of the garden. From the kitchen, you have access to a conservatory, which is fully glazed to maximise light and provide a peaceful space overlooking the garden. The rear garden is of great size, featuring both patio and lawn areas, as well as multiple sheds and a greenhouse. The garden wraps around to the rear of the garage, offering additional outdoor storage and workspace. Heading upstairs,

the first floor hosts three well-sized bedrooms and a main bathroom. The main bedroom, located at the front of the property, is a spacious retreat with two fitted inset wardrobes and a large window overlooking the front. Bedroom two, another generous-sized room, is positioned at the rear of the property and enjoys views of the garden through its large window. Bedroom three, located at the front of the home, is also a good-sized space with a front-facing window. The main bathroom, positioned at the rear of the property, features a large frosted window, bath, WC, sink, and a built-in inset cupboard, providing excellent storage. This property presents a fantastic opportunity for modernisation and renovation, making it a great choice for buyers looking to put their own stamp on a home in a desirable location. Viewing is highly recommended! Will be sold Freehold upon completion

Entrance Porch

Entrance Hall

Lounge / Diner: 28' 0" x 10' 9" max (8.54m x 3.28m max)

**Kitchen:** 9' 1" x 7' 4" (2.77m x 2.24m)

**Conservatory:** 8' 6" x 7' 5" (2.58m x 2.25m)

**On The First Floor**

**Landing**

**Main Bedroom:** 14' 11" x 8' 6" (4.54m x 2.58m)

**Bedroom Two:** 12' 7" x 8' 9" (3.83m x 2.66m)

**Bedroom Three:** 7' 9" x 7' 7" (2.37m x 2.30m)

**Bathroom:** 7' 2" x 6' 8" (2.18m x 2.03m)

**Agents Note:** Please note that the property will be Freehold upon completion.





# 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: B**

**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.**

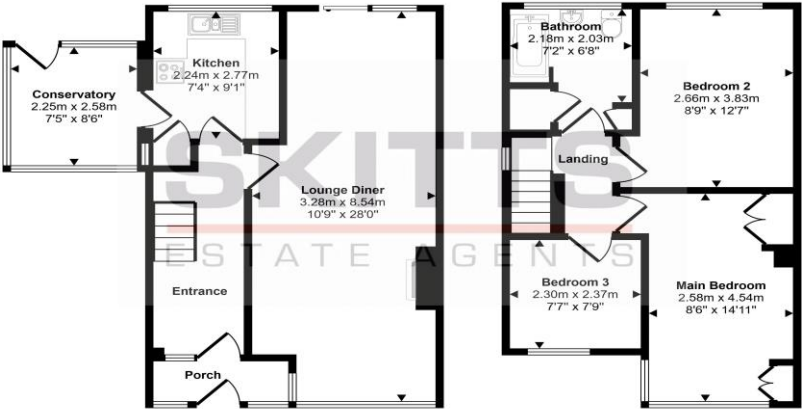
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
90 sq m / 971 sq ft



Ground Floor  
Approx 50 sq m / 541 sq ft

First Floor  
Approx 40 sq m / 430 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	68	
(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	

WWW.EPC4U.COM

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