



**Harlech Road,**  
Willenhall, WV12 5SQ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

Spacious Three-Bedroom Extended Semi-Detached Home situated in a quiet residential area of Willenhall. The property is set back from the road with its own driveway and separate garage, offering excellent kerb appeal and practicality. To the rear, the property enjoys a private garden with a lawned area and a small paved patio, perfect for outdoor seating or entertaining. As you enter, you're welcomed through a small porch into the entrance hall, leading directly into a bright and spacious lounge. The lounge features a large front-facing window, flooding the space with natural light. Glazed double doors at the rear open into a generously sized dining room, complete with another large window that frames views over the rear garden. From the dining room, you step into the kitchen diner, laid out in a galley style with ample cupboard space and a large window overlooking the garden. A single door provides convenient access to the outside. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom: The main bedroom, located at the front, benefits from a double fitted wardrobe and a bright window overlooking the driveway. Bedroom two, to the rear, is a good-sized room with a large window offering peaceful garden views. Bedroom three, also front-facing, includes an inset cupboard for added storage and makes an ideal child's room, nursery or office. The bathroom includes a bath, WC, sink, and a

handy inset cupboard for storage, all finished in a neutral style with a window for natural light and ventilation.

### Entrance Hall

**Lounge:** 13' 10" x 11' 4" (4.21m x 3.45m)

**Dining Room:** 14' 10" x 7' 9" (4.51m x 2.36m)

**Kitchen:** 14' 8" x 9' 5" (4.47m x 2.88m)

### On The First Floor

**Main Bedroom:** 12' 4" x 10' 4" (3.77m x 3.14m)

**Bedroom Two:** 10' 4" x 8' 5" (3.15m x 2.56m)

**Bedroom Three:** 9' 3" x 7' 0" (2.82m x 2.13m)

**Bathroom:** 6' 10" x 6' 0" (2.08m x 1.83m)

**Garage:** 15' 7" x 8' 0" (4.76m x 2.45m)









# 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.**

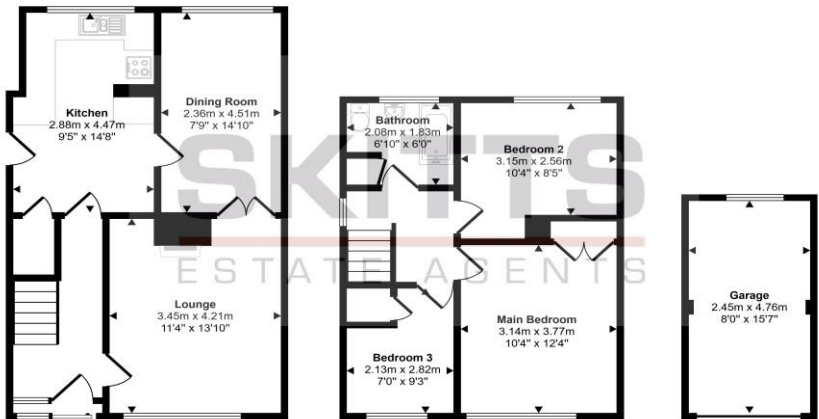
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£215,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
97 sq m / 1045 sq ft



Ground Floor  
Approx 48 sq m / 512 sq ft

First Floor  
Approx 38 sq m / 407 sq ft

Garage  
Approx 12 sq m / 125 sq ft

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		83
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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