



Thompson Close,
Willenhall, WV13 1ST

SKITTS
ESTATE AGENTS

Accommodation description

Located within a quiet, peaceful cul-de-sac, this charming three-bedroom detached property (originally built as a 4 bedroom) is perfectly positioned on an end plot, enjoying a delightful green area to the side. The home features a double driveway, a separate garage, and a well-maintained frontage, offering excellent curb appeal. Upon entering through a small porch, you are welcomed into a bright hallway leading to the main living spaces. To the front, the spacious lounge boasts a large bay window, allowing natural light to flood the room, complemented by a fireplace and a stylish surround. Double glazed doors at the rear of the lounge open into a generously sized dining area, perfect for family gatherings or entertaining. From the dining area, double doors lead to a beautifully light-filled conservatory, fully glazed to maximize garden views and provide direct access to the tranquil outdoor space. Adjacent to the dining area, the semi-galley style kitchen offers modern cabinetry, ample worktop space, a window overlooking the rear garden, and convenient garden access. The garden itself is a serene retreat, designed with a mix of paved and lawned areas, along with various seating spots perfect for relaxing in the sunshine. Additionally, the garden provides direct access to the garage, which features a front garage door and a window facing the rear. Upstairs, the property offers three generous bedrooms. The main bedroom, located at the front, is a spacious retreat with dual aspect windows, an inset cupboard, and double fitted wardrobes. Bedrooms two and three are positioned at the rear, each offering garden views. The main bathroom is well-appointed with a double walk-in shower, WC,

bidet, and sink, all enhanced by a window to the side aspect. The landing area includes a useful inset storage cupboard.

uPVC Double Glazed Porch: having uPVC double glazed door to the front, further uPVC double glazed door leading to:

Through Reception Hall: having radiator, two cupboards, stairs leading off to the first floor

Guest W.C.: being fully tiled with low flush W.C., vanity wash hand basin, heated towel rail, obscure double glazed window to the side

Lounge: 16' 6" x 11' 9" (5.03m x 3.58m) having a feature fireplace, two radiators, uPVC double glazed bay window to the front, double doors communicating to:

Dining Room: 11' 0" x 9' 3" (3.35m x 2.82m) having radiator, uPVC double glazed French style doors leading to the:

uPVC Double Glazed Conservatory: having tiled floor, radiator, door leading to the rear garden

Kitchen: 10' 0" x 8' 4" (3.05m x 2.54m) being well equipped with a range of matching fitted units, double bowl stainless steel sink, integrated electric fan assisted oven and warming drawer, four ring hob and extractor fan, microwave, plumbing for washing machine, integrated refrigerator/freezer, double glazed window and door to the rear, radiator, tiled floor

On The First Floor

Landing: having cupboard housing the gas combination boiler, access to loft storage area, double glazed window to the side, doors leading off to:

Bedroom One: 18' 1" x 11' 4" (5.51m x 3.45m) with fitted wardrobe, dressing unit, radiator, two double glazed windows to the front

Bedroom Two: 9' 2" x 9' 0" (2.79m x 2.74m) having radiator, double glazed window to the rear

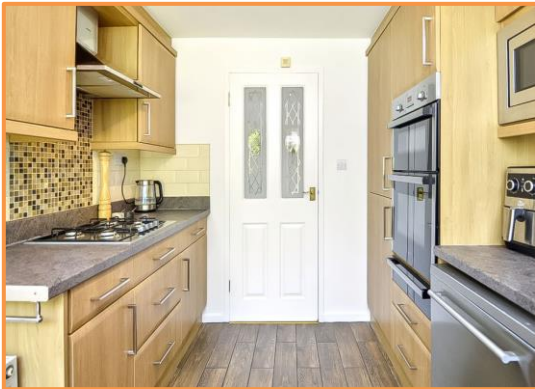
Bedroom Three: 9' 3" x 8' 11" (2.82m x 2.72m) having radiator, double glazed window to the rear

Fully Tiled Shower Room: having a walk in shower cubicle, vanity wash hand basin, low flush W.C., bidet, heated towel rail, double glazed window to the side, heated vanity mirror

Outside: having a pleasant enclosed rear garden being paved for easy upkeep. To the front of the property there is a block paved driveway which leads to the garage

Garage: approached via the side driveway and carport

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





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: D

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.

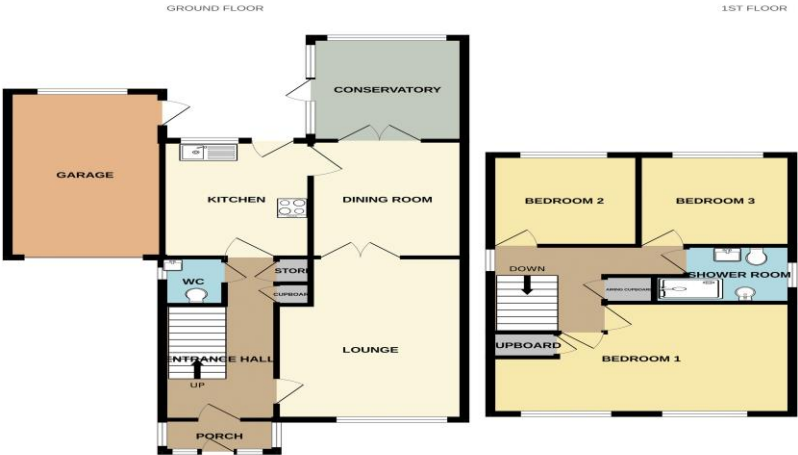
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£325,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this document. The plan is for information purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee is given for their operation or efficiency.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(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

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net