



Lombardy Gardens, Woodlands Estate
Willenhall, WV12 5NP

SKITTS
ESTATE AGENTS

Accommodation description

An extended three-bedroom semi-detached property is situated in a quiet cul-de-sac within a popular residential area of Willenhall. The property offers a private, block-paved driveway and an attached garage, providing ample parking space. On entering, you are welcomed by a porch that leads directly into the open-plan lounge area. This inviting space features a large picture window to the front, allowing natural light to fill the room, and a stylish wooden panelled feature wall. The lounge seamlessly flows into the dining area, which currently serves as an additional seating area. This area has double doors leading to the rear garden, along with a window offering garden views. An inset cupboard, originally a coal store, provides useful storage. From the dining area, you enter the kitchen, which boasts generous cupboard space, ample worktop surfaces, and a large window overlooking the garden. Adjacent to the kitchen is a spacious utility room, complete with a convenient downstairs WC. The utility room offers direct access to both the garden and the garage. The rear garden is a private, well-enclosed space, offering a mix of paved and lawned areas, creating an ideal setting for outdoor relaxation. Moving to the first floor, you will find three well-proportioned bedrooms and a main shower room. The shower room is fitted with a walk-in shower, WC, and sink unit, with a frosted window for privacy. Bedroom two with built in wardrobe and bedroom three are located at the front of the property, with bedroom three featuring a side

window and an inset cupboard. Bedroom one, the main bedroom, is positioned at the rear, offering garden views and fitted double wardrobes.

Entrance Porch

Lounge: 16' 10" x 14' 4" (5.13m x 4.38m)

Dining Room: 17' 0" x 7' 11" (5.17m x 2.42m)

Kitchen: 8' 5" x 8' 3" (2.57m x 2.51m)

Utility: 11' 11" x 7' 1" (3.63m x 2.15m)

Downstairs W.C.

On The First Floor

Landing

Main Bedroom: 10' 11" x 9' 10" (3.34m x 2.99m)

Bedroom Two: 11' 4" x 9' 1" (3.46m x 2.78m)

Bedroom Three: 7' 11" x 7' 4" (2.41m x 2.24m)

Shower Room: 5' 9" x 5' 5" (1.74m x 1.66m)

Garage: 16' 6" x 7' 6" (5.02m x 2.28m)

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: C

EPC RATING: TBC

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.**

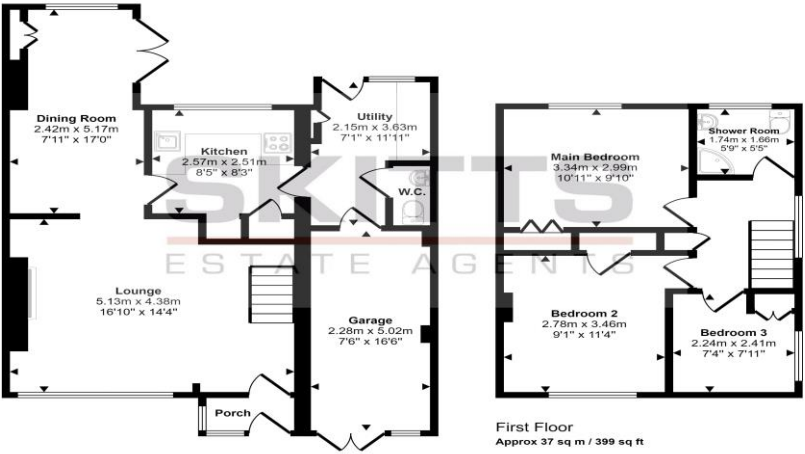
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in the Region Of £250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
103 sq m / 1111 sq ft



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