



Gurnard Close, Coppice Farm
Willenhall, WV12 5YR

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Willenhall are delighted to present this extended three-bedroom home, situated in a pleasant cul-de-sac within the popular Coppice Farm estate. Featuring a block-paved driveway with dropped kerbs to the front and side affording off-road parking which includes additional parking to the rear of the property. Entering into a small entrance hall, you are welcomed into the heart of the home. The lounge area, positioned at the front of the property, includes a bow window which encourages natural light. The kitchen/diner located towards the rear, benefits from patio doors giving garden access. The kitchen/diner has a built-in gas hob & oven and a useful under stairs pantry for additional storage. This property boasts a generously sized garage offering potential for those seeking additional living space giving flexibility for conversion (subject to the necessary planning permission/building regulation approval being obtained). To the rear of the garage, you'll find a utility room complete with a convenient downstairs W/C. The property benefits from central heating and double glazing throughout. To the first floor there are three generous (two having built-in wardrobes) and a modern family bathroom. The rear garden combines a grassed area and patio ideal for

relaxing or entertaining. Located in a pleasant cul-de-sac, this property is within walking distance of shops, parks, and local schools. It is also conveniently positioned approximately a ten-minute drive from the M6 and close to public transport links.

Entrance Hall

Lounge: 13' 4" x 10' 2" (4.06m x 3.09m)

Kitchen: 13' 2" x 9' 3" (4.02m x 2.81m)

Laundry Room: 6' 4" x 5' 6" (1.93m x 1.67m)

Downstairs W.C.

Garage: 22' 4" x 8' 8" (6.81m x 2.64m)

On The First Floor

Landing:

Bedroom One: 19' 4" x 8' 5" (5.90m x 2.57m)

Bedroom Two: 13' 2" x 11' 5" (4.01m x 3.47m)

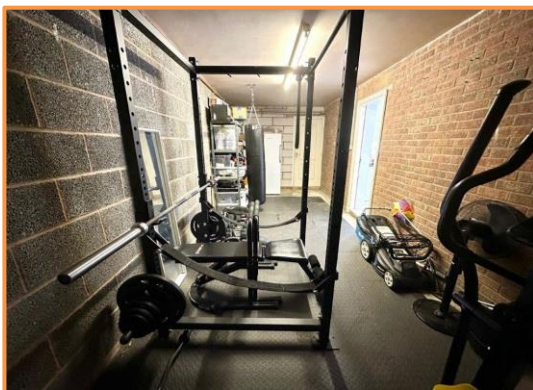
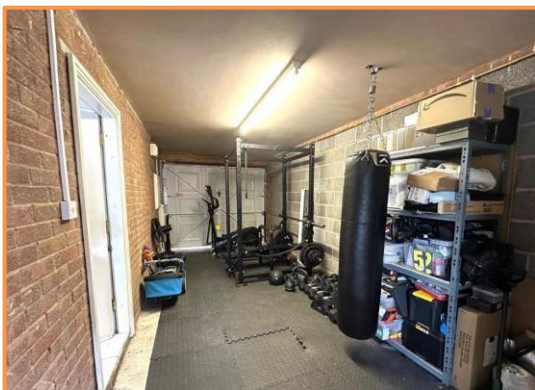
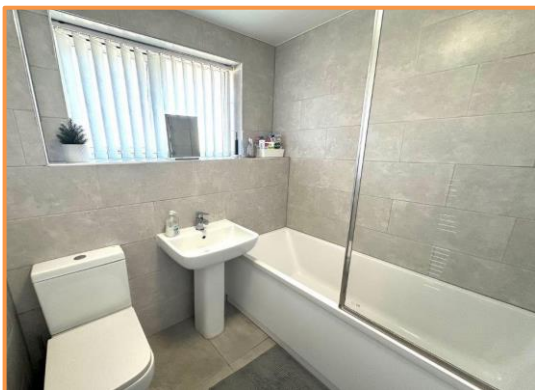
Bedroom Three: 9' 3" x 6' 8" (2.82m x 2.02m)

Bathroom: 6' 3" x 6' 1" (1.90m x 1.86m)

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: 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.



Offers in the Region Of £270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (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

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