



Banks Street,
Willenhall, WV13 1SP

SKITTS
ESTATE AGENTS

Accommodation description

An Imposing, Characterful Five-Bedroom Detached Residence located in The Manor, Willenhall. This impressive period five-bedroom detached property, spread over three floors, is located on Banks Street within The Manor, Willenhall, a well regarded and quiet residential area. Full of character, period charm, and high ceilings, this stunning home combines traditional features with stylish modern living – and is perfect for intergenerational living which must be viewed internally. Upon entry, you are welcomed by a bricked-in porch leading into a spacious and traditional entrance hall, which sets the tone for the home's grandeur and provides access to all the property's main rooms, the downstairs w.c , the cellar as well as the stairs to the first floor. To the front of the house is a study and a large lounge, both featuring expansive windows overlooking the front elevation. The lounge boasts a beautiful bay window, a brick feature fireplace, and a log-burning stove, creating a cosy and inviting atmosphere. To the rear, you'll find a formal dining room with a period bay window offering views of the large landscaped garden, alongside a generous open-plan kitchen. The kitchen is an excellent size, with ample work surfaces and storage, and is equipped with integrated appliances, including a double oven and an AGA. Dual aspect windows provide lovely views of the rear garden. The kitchen also gives internal access to the garage, which has both front and rear doors, offering convenient access to the outdoor areas. The rear garden is beautifully arranged, designed with multiple functional zones including an elevated patio with lovely views of the lawn. A lock lodge cabin sits in one corner, fully decked with an elevated, covered seating area—perfect for relaxing and entertaining. A gated side passage provides additional access to the rear. Upstairs, the first floor hosts three well-proportioned bedrooms (including the main bathroom), two of which enjoy garden views. Bedroom three features a built-in double wardrobe, while bedroom four and the

bathroom offer excellent proportions. The main bathroom includes a large bath, WC, shower, and sink, enhanced by a frosted window for natural light. The first-floor landing is spacious and filled with character, with a unique twist staircase leading up to the second floor. The second floor houses a luxurious master bedroom suite, which spans the full floor and offers both sleeping and seating areas. This self-contained suite is ideal for guests, a dependent relative, or a teenager looking for their own space. It includes a generous en-suite bathroom with WC, sink, and shower, a walk-in wardrobe with ample storage, and dual aspect windows providing beautiful views over the garden. A skylight adds even more natural light to this already bright and spacious area. This home is a rare opportunity to acquire a distinguished period property offering space, style, and flexibility for multigenerational family living in one of Willenhall's most sought-after locations.

Entrance Hallway

Downstairs W.C:

Cellar:

Study: 10' 7" x 10' 4" (3.22m x 3.14m)

Lounge: 17' 5" into bay x 14' 11" (5.32m into bay x 4.55m)

Dining Room: 18' 2" max x 12' 0" (5.53m max x 3.66m)

Kitchen: 21' 0" max x 16' 2" max (6.39m max x 4.93m max)

On The First Floor

Landing

Bedroom Two: 17' 5" into bay x 12' 5" (5.32m into bay x 3.79m)

Bedroom Three: 13' 5" x 11' 4" (4.08m x 3.45m)

Bedroom Four: 11' 10" x 11' 7" (3.61m x 3.52m)

Bedroom Five: 12' 1" x 10' 7" (3.68m x 3.23m)

Bathroom: 8' 2" x 8' 2" (2.49m x 2.49m)

On The Second Floor

Landing

Main Bedroom: 20' 4" max x 17' 8" max (6.20m max x 5.38m max)

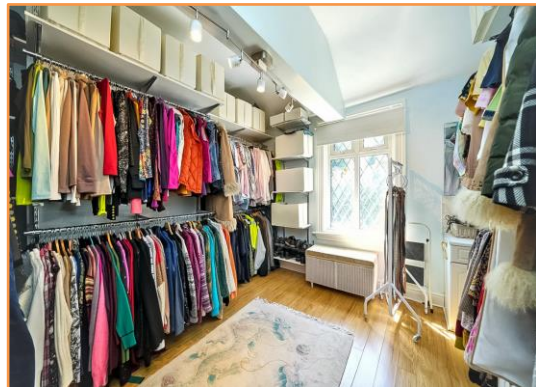
Ensuite: 9' 0" max x 6' 1" max (2.75m max x 1.86m max)

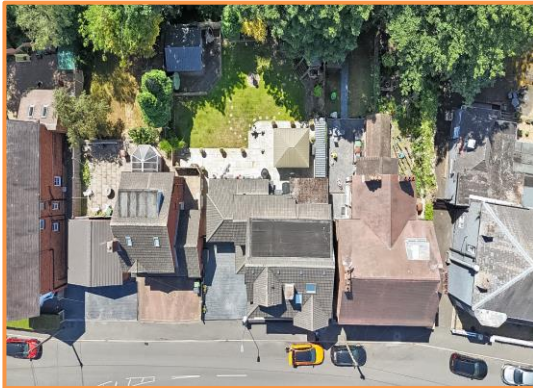
L-Shaped Walk In Wardrobe: 9' 11" max x 8' 3" max (3.03m x 2.51m)

Outside

Garage

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.

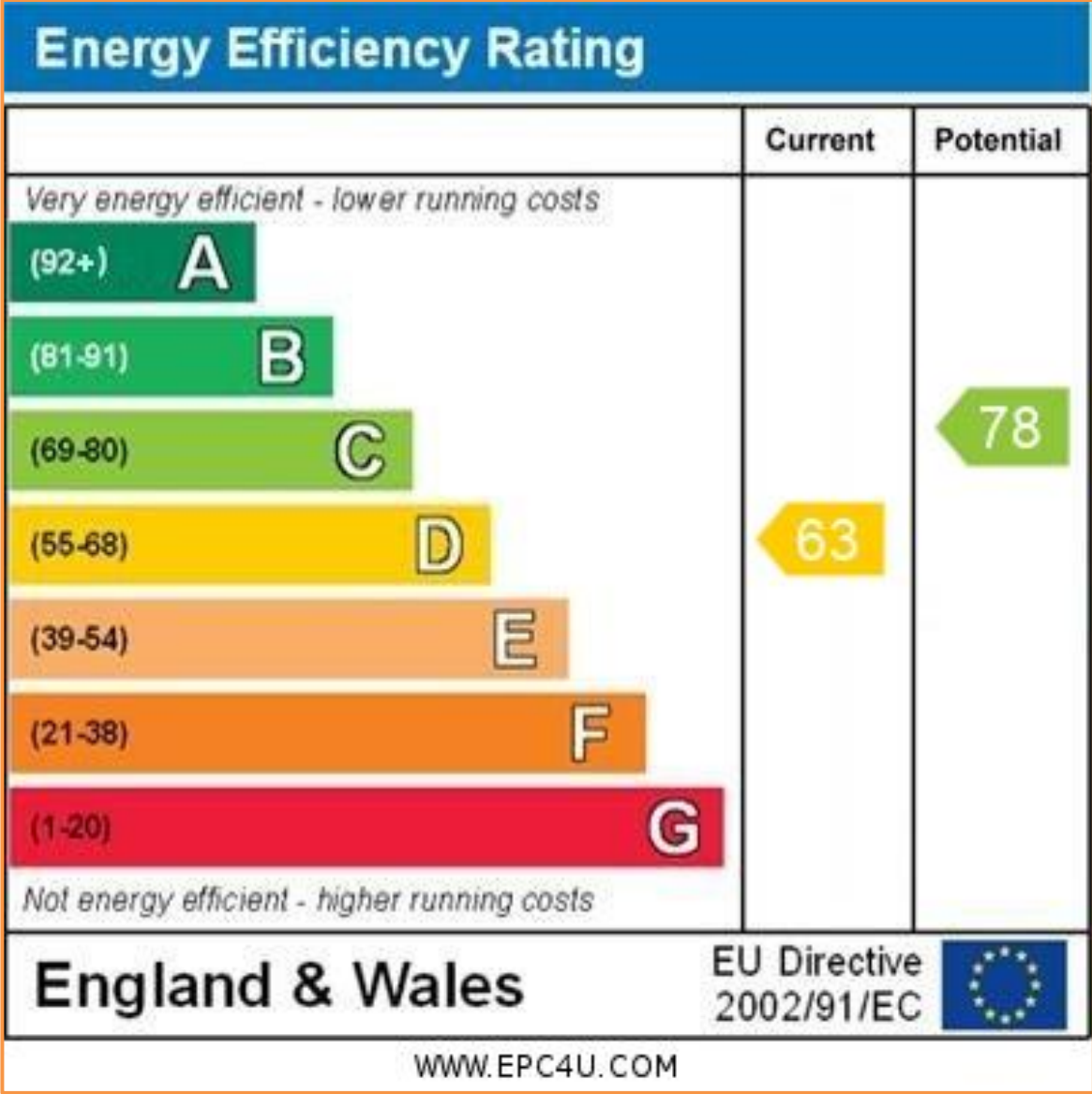
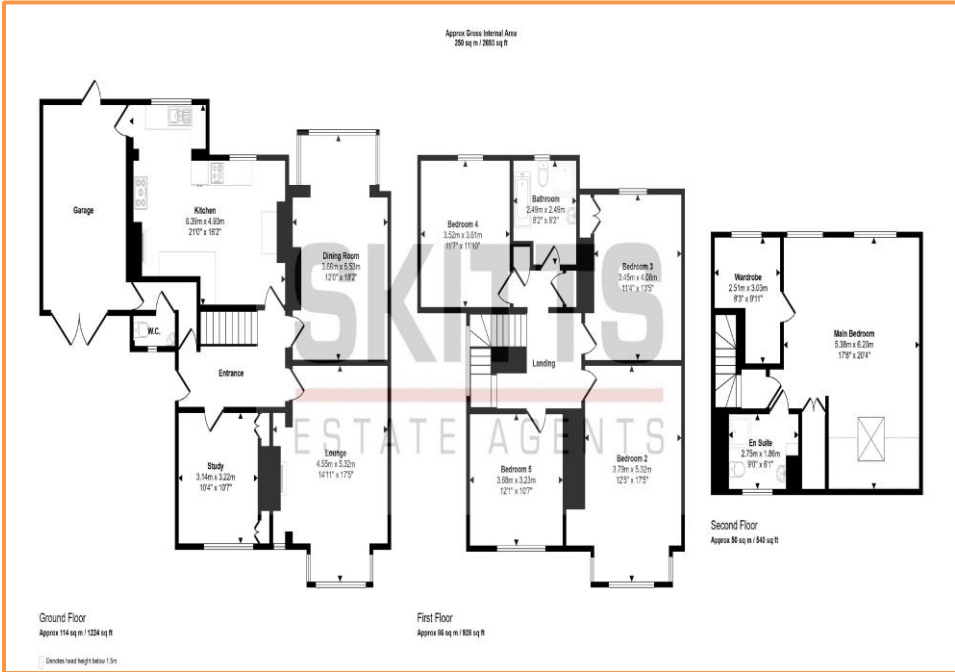
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£525,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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