



Pool Hayes Lane,
Willenhall, WV12 4PL

SKITTS
ESTATE AGENTS

Accommodation description

Situated in a keenly sought-after location along the corner of Broad Lane South and Pool Hayes Lane, this expansive five-bedroom dormer bungalow presents a rare opportunity to acquire a substantial and versatile home set on a generous plot. Surrounded by lovely established gardens to the front, side, and rear, the property enjoys a peaceful setting with ample outdoor space, ideal for both relaxing and entertaining. The rear garden is thoughtfully designed with lawned and paved areas, while a large double garage—detached from the property—offers not only secure parking with an up-and-over door, side access and a window, but also features a separate storage room to the rear. On approach, a porch leads into a wonderful L-shaped hallway which provides access to all areas of the ground floor as well as the staircase leading to the first-floor bedrooms. Upstairs, you'll find bedrooms two and four arranged in an adjoining format with separate access points and individual windows, offering flexibility in their use along with excellent built-in storage. The additional loft space is of generous size lending itself to the potential of further expansion subject to building regulation approval. Downstairs, the front-facing lounge features a charming bay window and a fireplace, creating a cosy and inviting living space. The main bedroom also sits to the front and benefits from a striking triangular bay window, offering both character and space. Bedrooms three and five are located to the side and rear respectively, each with large windows allowing for plenty of natural light. The main bathroom, located towards the rear of the property, includes a shower, bath, WC, and vanity sink unit. Additionally, a large separate WC is positioned nearby, with its

own window. Living spaces are generous and well-arranged. A front-facing reception room currently used as a sitting room includes a bay window and sliding doors that lead into a fully glazed conservatory with double patio doors opening out to the garden. From the hallway, you're led into a spacious dining room, which in turn connects to a well-lit utility area with dual aspect windows and fitted units. The modern fitted kitchen is accessed via the dining room and features ample worktop and cupboard space, dual aspect windows overlooking the garden, and access to the outside. The property includes both gas radiator central heating (boiler installed approximately two years ago) and Upvc double glazed windows. Completing the property is a driveway situated in front of the garage, offering further off-road parking and convenience and internal viewing via the agents is strongly recommended.

Entrance Porch

L-Shaped Reception/Inner Hall

Living Room: 15' 4" max x 14' 0" max (4.67m max x 4.26m max)
With feature bay window to the front

Sitting Room: 12' 2" x 12' 0" (3.71m x 3.65m) With feature bay window to the front and double glazed doors leading to the conservatory

Upvc double glazed conservatory 10' 2" x 8' 10" (3.11m x 2.69m)

Dining Room: 11' 11" x 9' 7" (3.62m x 2.93m)

Fitted Kitchen: 15' 8" x 8' 8" (4.78m x 2.63m) with integrated oven, five ring gas hob and extractor fan, dishwasher and breakfast bar

Utility Room: 8' 8" x 5' 6" (2.65m x 1.68m) with plumbing for automatic washing machine, Worcester gas combination boiler approximately two years old

Guest W.C.

Bathroom: 10' 8" x 7' 9" (3.24m x 2.36m)

Main Bedroom: 20' 4" max x 15' 3" max (6.21m max x 4.64m max)

Bedroom Three: 12' 7" x 12' 2" (3.83m x 3.70m)

Bedroom Five: 10' 11" x 7' 10" (3.33m x 2.40m)

On The First Floor

Loft Bedroom Two: 16' 4" x 9' 0" (4.97m x 2.75m) Accessed via stairway from the inner hall

Loft/Bedroom Four: 15' 4" x 4' 7" (4.68m x 1.40m) a great space with excellent potential to add more rooms subject to the necessary building regulation regulations being met

Double Garage 24' 0" max x 17' 5" max (7.31m max x 5.30m max) with electronically controlled door the front and leads to

Storage Room: 7' 2" x 5' 4" (2.19m x 1.62m)

Outside Side garden enclosed with paved patio and lawn, mature trees, brick walling and hedge, outside cold water taps, side gate to the front garden which extends to the front elevation, brick built store and access to the garage and storage space.

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: E

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.**

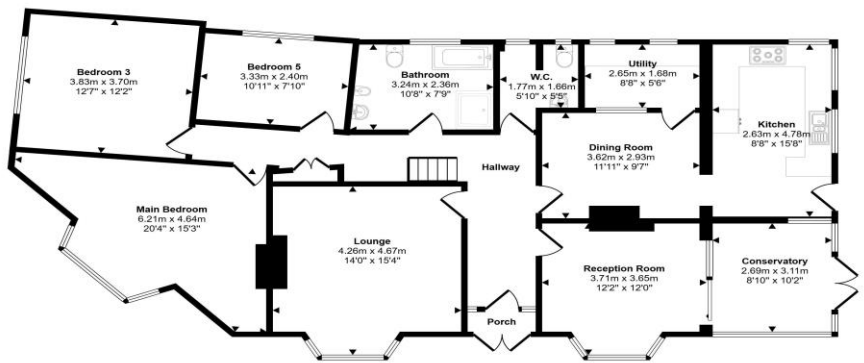
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



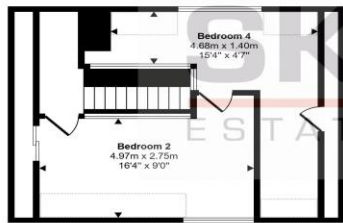
£499,995

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

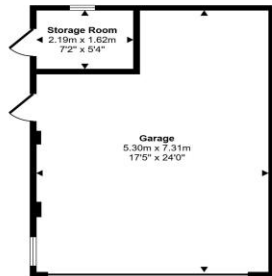
Approx Gross Internal Area
228 sq m / 2424 sq ft



Ground Floor
Approx 145 sq m / 1559 sq ft



First Floor
Approx 42 sq m / 451 sq ft



Outbuildings
Approx 38 sq m / 414 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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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