



Orchard Road,
Willenhall, WV13 2EP

SKITTS
ESTATE AGENTS

Accommodation description

This linked detached home stands out for its flexibility, generous proportions, and thoughtful design, making it an ideal choice for a wide range of buyers. On the ground floor, the spacious living room opens into a well-sized dining room, perfect for family gatherings and entertaining. The kitchen is well-positioned off the hallway, offering a practical and convenient space for everyday living. A real advantage of this property is the ground-floor fourth bedroom with WC, giving options for a guest suite, home office, or playroom depending on your needs. Upstairs, the property continues to impress with a spacious main bedroom benefitting from a private dressing area and en-suite, creating a separate retreat. Three additional bedrooms and a family bathroom complete the first floor, providing plenty of space for the whole family. The outside space is where this home truly comes into its own. The rear garden has been carefully landscaped over the years to create a mature and peaceful setting. With established trees, shrubs, and flowering borders, it offers year-round colour and privacy. A central lawned area is ideal for children to play or for pets to enjoy, while patio spaces provide the perfect spots for outdoor dining, barbecues, or simply relaxing in the sun. There are also dedicated planting areas and a vegetable garden, with scope for a greenhouse, making this an excellent space for keen gardeners or anyone wishing to live more sustainably. Whether you want to entertain friends on summer evenings, grow your own produce, or simply unwind in a private oasis, this garden has it all. To the front, the property benefits from a generous driveway, offering ample off-road parking and enhancing the home's kerb appeal. What makes this property

unique is its adaptability – whether you're looking for multi-generational living, space to work from home, or simply a home that evolves with your family, this layout provides endless possibilities. This is a rare opportunity to secure a versatile linked detached home that combines practical family living with an exceptional garden, offering flexible spaces both inside and out.

Porch 2' 11" x 6' 2" (0.90m x 1.89m)

Entrance Hall 11' 1" x 6' 6" (3.37m x 1.97m)

Kitchen 7' 9" x 5' 9" (2.37m x 1.76m)

Lounge 12' 5" x 13' 9" (3.78m x 4.19m)

Dining Room 16' 9" x 8' 4" (5.10m x 2.53m)

Downstairs Bedroom/ Reception Room 15' 9" x 8' 4" (4.79m x 2.54m)

WC 5' 0" x 3' 9" (1.53m x 1.14m)

Landing:

Bedroom One & Dressing Area 22' 7" x 8' 3" (6.89m x 2.51m) MAX

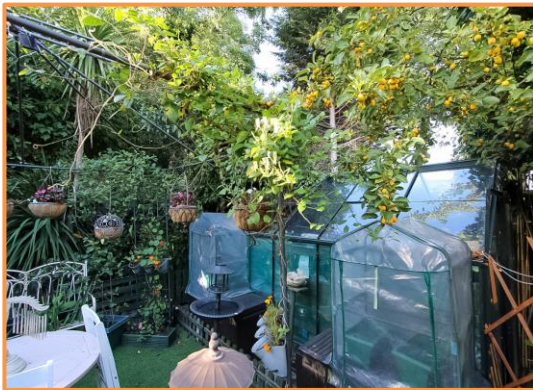
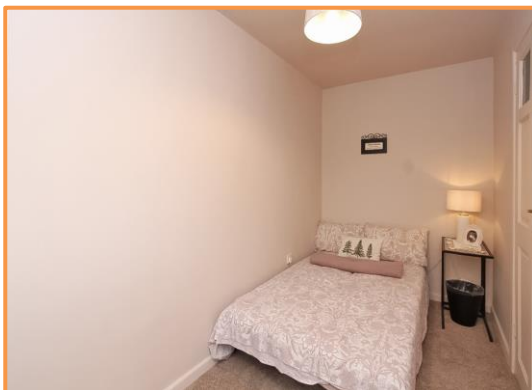
Bedroom Two 11' 1" x 8' 4" (3.38m x 2.53m)

Bedroom Three 13' 9" x 5' 10" (4.19m x 1.79m)

Bathroom 5' 7" x 6' 3" (1.70m x 1.91m)

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: C

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.



£290,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC 	

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