



4 Beccles Drive,
Willenhall, WV13 3HW

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Accommodation description

Welcome to this deceptively spacious and character-filled home, occupying a sought-after address on Beccles Drive in the heart of the Bilston North ward. Situated in the popular suburb of Willenhall, this semi-detached bungalow offers an excellent blend of comfort, convenience and potential. Coming to market with NO CHAIN. From the moment you enter, the inviting hallway sets the tone with a well-proportioned layout and access into the main reception rooms. The lounge is a highlight with faux ceiling beams, feature fireplace, and a front-facing double-glazed window overlooking the neighbourhood. The fitted kitchen delivers excellent practicality with a generous run of cabinetry, beyond the kitchen, the versatile garden room opens into the private rear garden, a real favourite feature of the home. This space offers views of the lawned garden, mature shrubs and a paved patio ideal for outdoor entertaining or simply relaxing with a book. The two double bedrooms; one features rear aspect to the garden and the other a front aspect, providing flexibility for guests, home-office or children's room. The fully tiled shower room includes a corner enclosure with electric shower, WC and wash basin. Outside, this property enjoys a driveway and covered carport that leads to the garage, offering secure parking and storage. A stand-out element for many buyers will be the ease of access to the garden and the feeling of space and privacy despite the convenient location. Why we love it: That transition from kitchen through to the garden-room is exceptionally fluid and creates an anytime indoor-outdoor living opportunity. The garden is private, well-enclosed and manageable.

Entrance Hall A welcoming hallway with a double glazed front door and matching side panel, fitted with decorative glass. The space benefits from a radiator, dado rail and textured wall coverings. Carpeted flooring continues throughout, with access to the loft hatch above. Doors lead to the shower room and additional accommodation.

Living Room 19' 5" x 11' 2" (5.92m x 3.41m) A generously proportioned lounge enjoying a front-facing double glazed window with cottage style glass. The room has feature ceiling beams and a central fireplace with surround and hearth, creating an attractive focal point. A radiator provides central heating, and there is ample space for a range of living room furniture. The layout flows naturally towards the kitchen.

Kitchen 8' 0" x 10' 8" (2.44m x 3.24m) A well-proportioned fitted kitchen offering a range of wall and base units with complementary work surfaces and tiled splashbacks. The layout incorporates an integrated oven with hob and extractor above, along with space and plumbing for additional appliances. The room is finished with tiled flooring throughout and provides ample space for a dining table and chairs. A double glazed window and door to the rear open into the conservatory, allowing natural light to flow through the space.

Conservatory 9' 3" x 14' 10" (2.83m x 4.52m) A bright and versatile space overlooking the rear garden, fitted with tiled flooring and benefiting from double glazed windows to three sides with vertical blinds. A door provides direct access to the garden, making this an ideal additional reception area or sunroom.

Bedroom One 10' 11" x 10' 5" (3.32m x 3.17m) A well-proportioned double bedroom benefitting from a rear-facing double glazed window and radiator. The room is fitted with a range of built-in wardrobes and storage cupboards, offering excellent storage solutions. There is ample space for additional bedroom furniture.

Bedroom Two 11' 8" x 9' 2" (3.55m x 2.80m) A comfortable double bedroom with a front-facing double glazed window and radiator. There is room for additional furnishings, making this a versatile bedroom.

Shower Room 5' 10" x 6' 2" (1.78m x 1.89m) A modern fitted shower room comprising a corner shower enclosure with wall-mounted electric shower, low level WC, and wash hand basin set within a vanity unit providing storage beneath. The room is fully tiled with contrasting tiled flooring and benefits from a side-facing frosted double glazed window. A heated towel rail and wall-mounted cabinet complete the suite.

Front & Driveway The property is approached via a block-paved driveway providing ample off-road parking and access to a covered carport. There is also access to the attached single garage with up-and-over door, power, and lighting.

Rear Garden The rear garden is mainly laid to lawn with a selection of mature shrubs and planting, enclosed by fencing for privacy. A paved patio area provides an ideal space for seating and outdoor dining, with further pathways leading around the garden. There is also rear access to the garage and additional storage.



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:

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.

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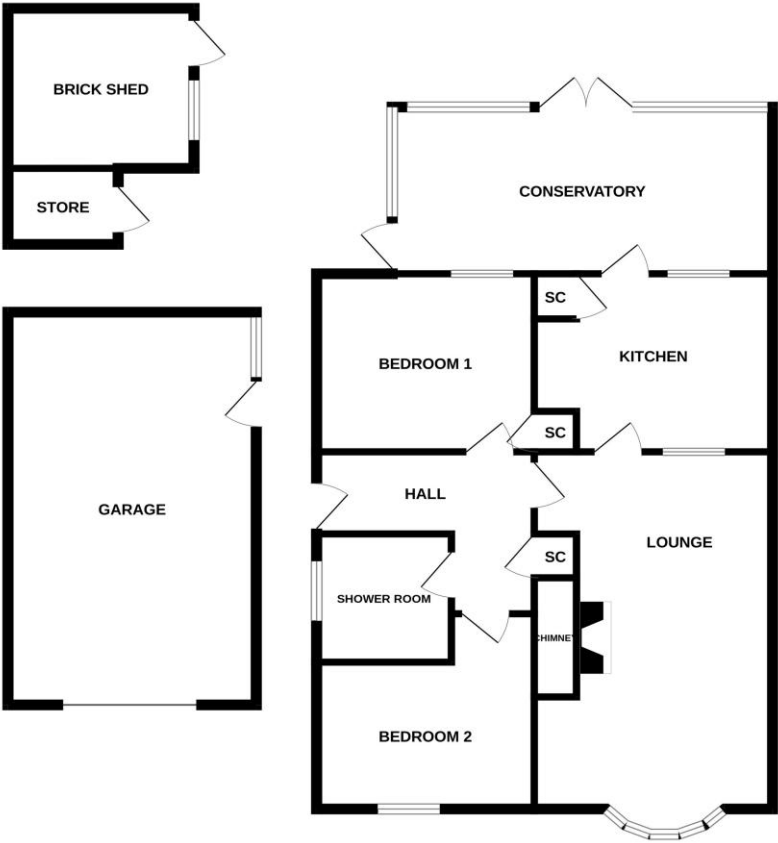
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND 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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EPC
AWAITING

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE
BEST OF YOUR KNOWLEDGE**

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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