



Reedly Road,
Willenhall, WV12 5DH

SKITTS
ESTATE AGENTS

Accommodation description

Welcoming to the market is this beautifully presented and extended home, perfectly suited for first-time buyers and downsizers alike. Tucked away in the highly sought-after location of Snyed Park, this semi detached property combines practicality with style, offering everything you could need in your next move. To the front, a generous driveway provides ample off-road parking. Step inside and you'll find a welcoming hallway leading to a fitted kitchen, a spacious lounge ideal for both relaxing and entertaining, and a light-filled conservatory that seamlessly connects to the private garden. Just off the conservatory sits a convenient utility area, adding to the home's functionality. Upstairs, the property continues to impress with two equally sized double bedrooms, both tastefully presented, and a refitted family bathroom finished to a high standard. Externally, the rear garden has been thoughtfully maintained to create a private haven, mainly laid to lawn with attractive patio areas – the perfect space for summer evenings, family gatherings, or simply unwinding in peace. This property truly offers the best of both worlds – a desirable location, generous living space, and move-in ready accommodation. Viewing is highly recommended to fully appreciate what this home has to offer.

Living room 16' 11" x 13' 0" (5.15m x 3.97m) The lounge provides a well-proportioned reception space with a feature fireplace, carpeted flooring, and ample room for both seating and furnishings. Sliding doors open through to the conservatory, creating a flow between the two rooms.

Kitchen 9' 6" x 7' 1" (2.89m x 2.17m) The kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled flooring. Appliances include an integrated electric hob with extractor above and oven below, along with space for further freestanding appliances. A window overlooks the front aspect, and a door leads through to the adjoining reception space.

Entrance Hallway 9' 6" x 5' 9" (2.89m x 1.74m)

Entrance Porch 6' 0" x 4' 4" (1.82m x 1.31m)

Conservatory 11' 0" x 12' 6" (3.35m x 3.81m) The conservatory provides an additional reception space, currently utilised as a dining area, with tiled flooring and windows overlooking the rear garden. Double doors give access outside, making this a versatile extension to the main living accommodation.

Utility room 7' 3" x 7' 9" (2.22m x 2.35m) The utility room is fitted with additional base units and work surfaces, incorporating a sink and drainer. There is plumbing and space for appliances including a washing machine, with a window to the side aspect.

Bedroom 1 10' 11" x 9' 11" (3.32m x 3.03m) A further double bedroom situated to the front of the property, offering space for furnishings. The room features a fitted radiator beneath the window and is neutrally decorated.

Bathroom 7' 1" x 7' 0" (2.15m x 2.14m) The bathroom is fitted with a modern four-piece suite comprising a panelled bath with central taps, separate shower enclosure, vanity unit with inset wash hand basin, and a low level WC. The room is finished with tiled walls and flooring, with a heated towel rail and obscured window to the side aspect.

Bedroom 2 12' 11" x 9' 4" (3.94m x 2.84m) A double bedroom positioned to the rear of the property, offering space for a range of furnishings. The room includes a radiator beneath the window and provides a versatile layout, currently accommodating both sleeping and workspace areas.

Garage 20' 5" x 7' 8" (6.23m x 2.34m)

Front The property is set back from the road behind a tarmac and block-paved driveway providing ample off-road parking. The driveway leads to a single garage with up-and-over door, while mature shrub borders add privacy to the frontage. The entrance is approached via a porch with double doors.

Rear The rear garden is enclosed and laid out with a combination of lawn, paved seating areas, and established planted borders. The garden offers space for outdoor seating and dining, with mature hedging providing a good degree of privacy.

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: B

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.

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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.



£240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given 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		
	64	74

England & Wales

EU Directive
2002/91/EC



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