



Lea View,
Willenhall, WV12 4PD

SKITTS
ESTATE AGENTS

Accommodation description

Spacious three Bedroom Semi-Detached Home in Lea View
Welcome to this well-presented three-bedroom semi-detached property, ideally located in the highly sought-after Lea View area. Offering generous internal space, a large rear garden and excellent potential, this home is perfect for families or buyers looking for a property they can personalise over time. The ground floor features a bright and welcoming lounge, along with a separate kitchen and dining room, providing a traditional layout that many buyers love. The property also benefits from a downstairs wet room, offering flexibility for accessibility needs or the potential to repurpose the space as a utility area or home office. Upstairs, you will find three well-proportioned bedrooms alongside a traditional-style family bathroom, giving buyers a great opportunity to modernise to their own taste. Externally, the home boasts a substantial rear garden, ideal for families, keen gardeners or those who enjoy outdoor entertaining. There is also potential at the front for off-road parking (subject to the necessary permissions). Conveniently located close to schools, transport links and local amenities, this spacious home presents a fantastic opportunity in a desirable residential location.

Entrance Porch 6' 6" x 3' 11" (1.99m x 1.19m)

Entrance Hall 13' 9" x 5' 9" (4.20m x 1.74m)

Downstairs Wet Room 7' 9" x 7' 1" (2.37m x 2.17m)

Living Room 13' 11" x 11' 5" (4.24m x 3.47m)

Dining Room 11' 1" x 11' 5" (3.39m x 3.47m)

Garage 9' 9" x 7' 5" (2.98m x 2.26m)

Kitchen 9' 7" x 7' 0" (2.93m x 2.13m)

Lean To 7' 1" x 5' 1" (2.17m x 1.56m)

Bedroom One 13' 9" x 11' 5" (4.20m x 3.48m)

Bedroom Two 11' 5" x 11' 0" (3.48m x 3.35m)

Bedroom Three 7' 11" x 7' 10" (2.41m x 2.39m)

BUYERS NOTES: 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: TBC

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.**

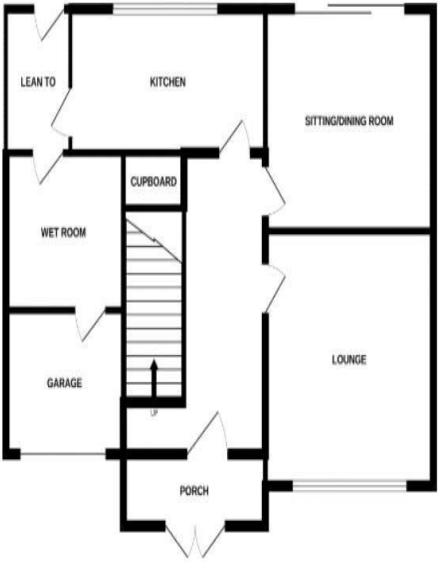
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



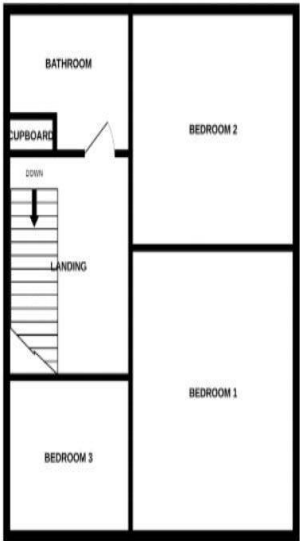
£280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



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