



Lucknow Road,
Willenhall, WV12 4QG

SKITTS
ESTATE AGENTS

Accommodation description

**** HIGHLY IMPRESSIVE TRADITIONAL SEMI DETACHED HOME ****
NO ONWARD CHAIN ** EXTENDED, IMPROVED AND
IMMACULATEDLY MAINTAINED THROUGHOUT ** PRIVATE
LANDSCAPED REAR GARDEN ** THREE LARGE RECEPTION
ROOMS ** MODERN KITCHEN, UTILITY AND GUEST WC ** THREE
DOUBLE BEDROOMS ** LARGE MODERN AND STYLISH
BATH/SHOWER ROOM AND WC ** POTENTIAL TO EXTEND (STP)
**** SIDE DRIVEWAY ** CONVENIENT ACCESS TO LOCAL SCHOOLS,**
AMENITIES AND TRANSPORT LINKS ** Skitts Estate Agents are
proud to bring to market this highly impressive traditional three
bedroom semi detached home having been tastefully extended,
improved and maintained to a very high standard throughout.
This beautiful home boasts having three large receptions, three
double bedrooms, stylish bath/shower room, private rear garden
and fantastic potential to extend further (STP). Upon entering
you're greeted by a spacious and light welcoming hallway, the
hall leads to the front living room, middle dining room and a
family sitting room. The modern kitchen is spacious with access
to a utility room and a guest WC. On the first floor there is a
generous landing with doors radiating off to three double sized
bedrooms and a modern family bath/shower room. The
private landscaped rear garden has been designed and
maintained to create privacy and space ideal outdoor for
relaxation or al fresco dining. The land to the side of the property
provides parking potentially for multiple vehicles. This property
is a truly beautiful example of a traditional property
immaculately maintained yet having so much more potential to
create an expansive family home. Don't miss the chance to make

this stunning home yours. **CALL SKITTS WILLENHALL** to book a viewing today.

Reception Hall

Living Room 11' 10" x 10' 10" (3.61m x 3.31m)

Dining Room 11' 11" x 11' 11" (3.64m x 3.62m)

Family sitting room 13' 4" x 13' 1" (4.07m x 4.00m)

Kitchen 12' 11" x 10' 2" (3.94m x 3.11m)

Utility room

Guest WC

First Floor Landing

Bedroom One 15' 4" x 10' 11" (4.68m x 3.32m)

Bedroom Two 13' 2" x 10' 3" (4.01m x 3.13m)

Bedroom Three 11' 11" x 9' 7" (3.64m x 2.92m)

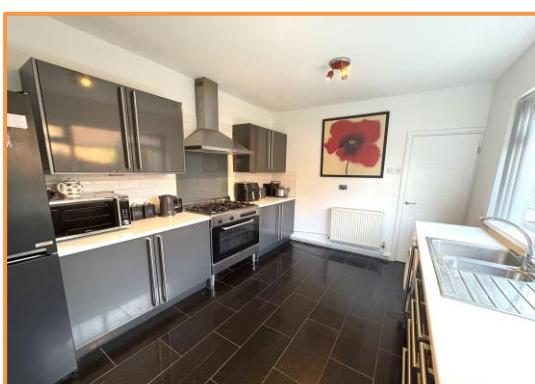
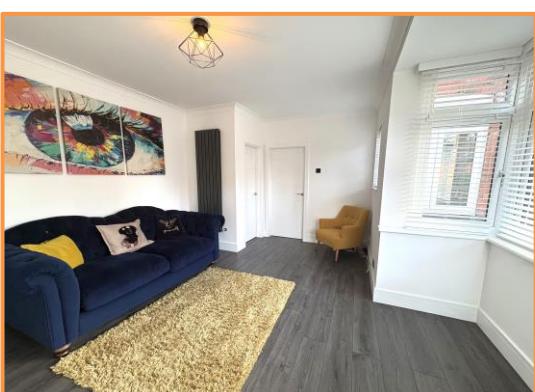
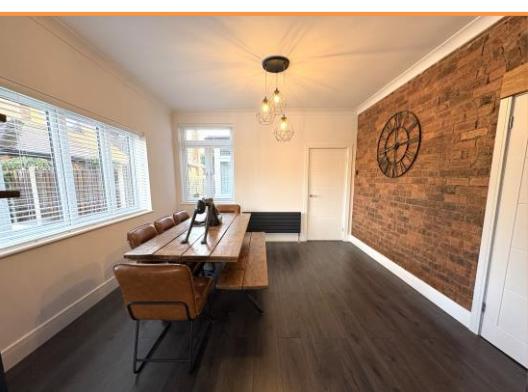
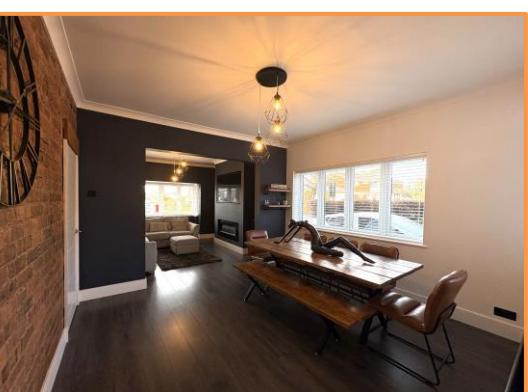
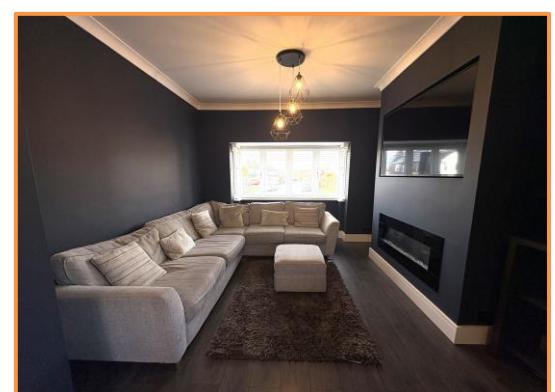
Family bath/shower room 14' 7" x 7' 0" (4.44m x 2.14m)

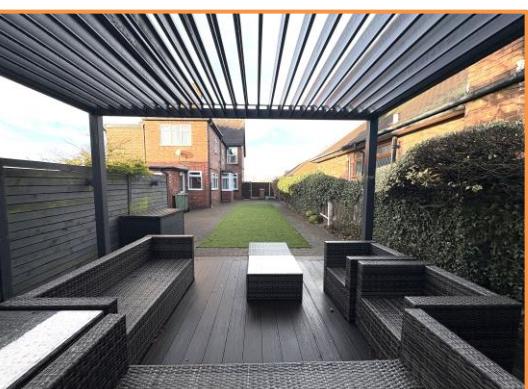
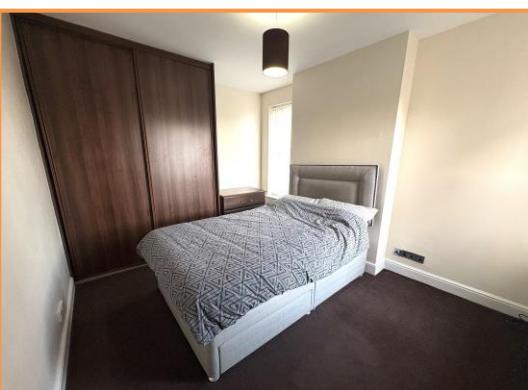
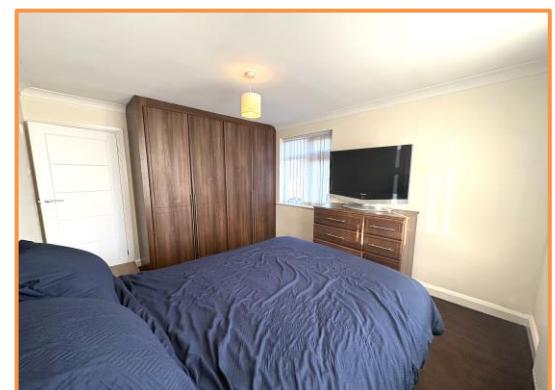
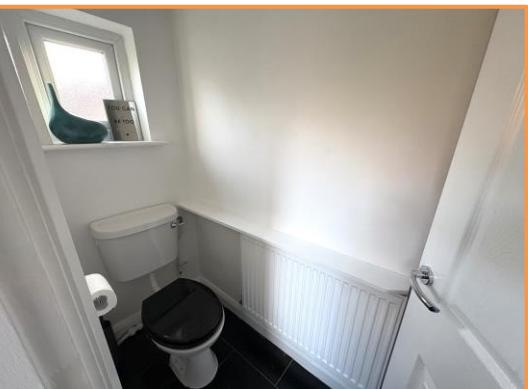
Front garden and side driveway

Private rear garden

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.

AGENTS NOTE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement. If any buyer wishes to view the legal pack prior to offering please request the pack from the solicitors.





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.

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.



£325,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

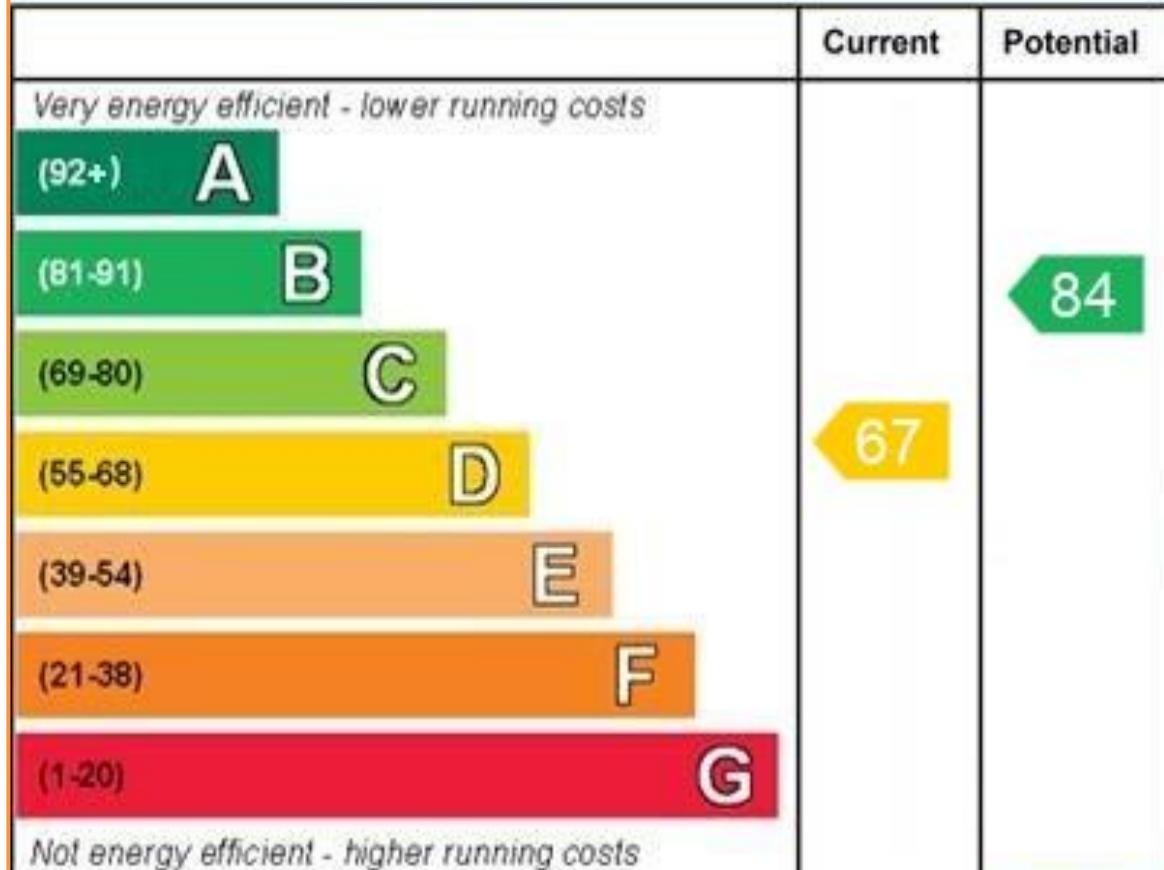


1ST FLOOR



Whilst every effort 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 heating, systems and appliances shown have not been tested and no guarantee as to their condition can be given. Metropix ©2005

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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