



Noose Lane,
Willenhall, WV13 3BU

SKITTS
ESTATE AGENTS

Accommodation description

Occupying a prominent corner position at the junction of Noose Lane and Aston Road, this detached dormer bungalow sits on a generous corner plot with excellent scope to modernise, improve and add value. The property requires some internal updating but offers superb potential for those seeking a spacious home with flexibility and room to grow. It is offered for sale with no upward chain and includes gas radiator central heating and UPVC double glazing. The layout includes a reception hall, a generous 19ft breakfast kitchen, an inner hall, and a bathroom fitted with a white suite and a separate walk-in shower. There is a lounge, a separate dining room, a further inner hall, and two ground floor bedrooms. The first floor landing leads to two additional bedrooms, making this a versatile property suitable for families or buyers wanting extra space. Outside, the bungalow enjoys good-sized front and side gardens, with double entry gates from both Noose Lane and Aston Road. There is also a garage approximately 29ft in length and a carport, providing excellent parking and storage options. This is a rare opportunity to acquire a large dormer bungalow in a convenient location with outstanding potential. Viewing is via the agent and highly recommended.

Reception Hall

Breakfast Kitchen 19' 0" max x 11' 2" max (5.8m x 3.4m)

Inner Hall

Bathroom

Lounge 14' 9" x 10' 10" (4.5m x 3.3m)

Dining Room 11' 2" x 11' 2" (3.4m x 3.4m)

Inner Hall

Bedroom 10' 10" x 10' 10" (3.3m x 3.3m)

Bedroom 10' 10" max x 8' 4" (3.3m x 2.55m)

First Floor Landing

Bedroom 15' 5" max into eaves x 11' 2" max (4.7m x 3.4m)

Bedroom 9' 2" x 7' 10" (2.8m x 2.4m)

Garage 29' 2" max x 11' 2" max (8.9m x 3.4m)

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.

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.



Offers in Excess of £280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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