



**Well Lane,**  
Walsall, WS3 1JR

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**There is just so much to this property! Three Reception Rooms \*\* Four Bedrooms \*\* Conservatory \*\* Cellar \*\* Fitted Kitchen \*\* Utility \*\* Downstairs WC \*\* Brick built Chalet style outbuilding \*\* Indoor / Outdoor Kennels \*\* gated driveway with plentiful parking \*\* Large Family Room \*\* Popular Location near to Bloxwich centre. Ideal for larger families with huge potential and possibilities**

**Entrance Hallway** Front door in, radiator, tiled flooring with doors to three reception rooms, cloak room and cellar

**Sitting Room** *11' 1" into alcove x 9' 11" (3.37m x 3.01m)* A comfortable front sitting room with double glazed window to front, tv point and radiator

**Dining Room** *9' 11" x 9' 10" into alcove (3.01m x 3.00m)* Located to the front of the property with double glazed window to front, radiator, feature fireplace with open fire and hearth, tiling to floor

**Family Room/Lounge** *25' 0" x 10' 10" (7.61m x 3.30m)* A large living space which really feels like the heart of the home with double glazed window to rear, two radiators, laminate flooring and part wood panelling effect to walls. Ornate feature fireplace and open fire, double glazed French doors opening to conservatory and doorway to kitchen

**Kitchen** *9' 3" x 8' 11" (2.83m x 2.73m)* Double glazed window to side, and a range of wall mounted cupboards and base units with built in four ring gas hob and oven, worktops over incorporating sink/drain, tiling to floor, door to lobby

**Lobby** Doors to utility room, downstairs wc and outside

**Utility room** *6' 3" x 3' 2" (1.90m x 0.96m)* Double glazed window to rear with space for washing machine

**Downstairs WC** Double glazed window to rear with wc

**Conservatory** *12' 0" x 11' 8" (3.66m x 3.56m)* Double glazed windows to rear with pitched roof, radiator, ceiling light/fan and double glazed French doors to garden

**Bedroom 1** *14' 7" x 10' 5" into alcove (4.44m x 3.17m)* Large double bedroom with double glazed window to front and radiator

**Bedroom 2** *10' 5" into alcove x 9' 10" (3.17m x 2.99m)* Double bedroom with double glazed window to front and radiator

**Bedroom Three** *13' 7" x 7' 2" (4.13m x 2.18m)* Two double glazed windows to rear and radiator

**Bedroom Four (Loft Room)** 14' 11" x 14' 7" (4.55m x 4.44m)

Spacious bedroom space with staircase, double glazed window to side and radiator

**Outside** Front Gated driveway to right hand side leading up past the side of the property to the brick outbuilding and kennels. Rear There is a covered storage area, plus outdoor and indoor kennels and a brick chalet style outbuilding, plus lawned garden and patio





# 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: F**

**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.

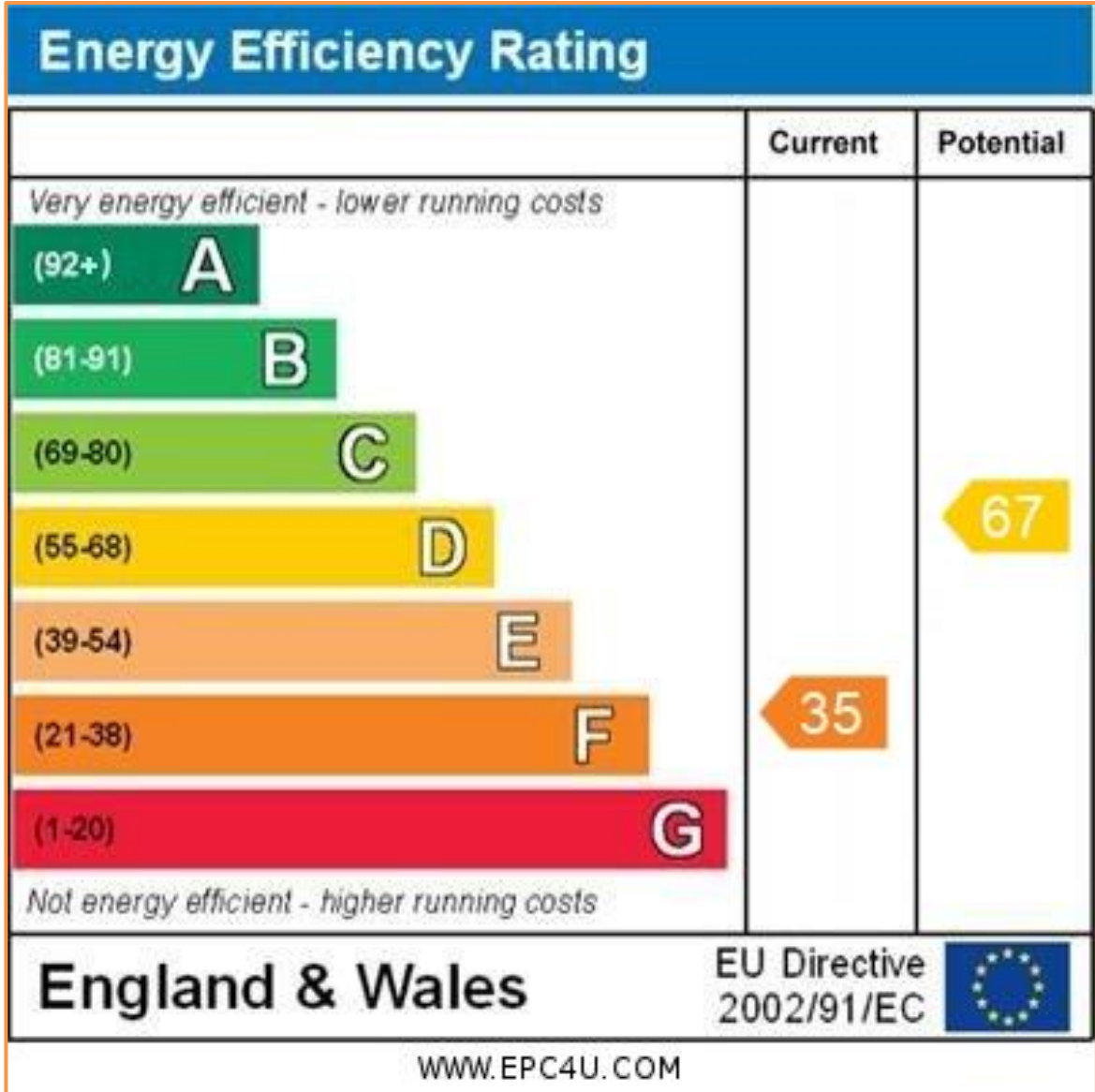
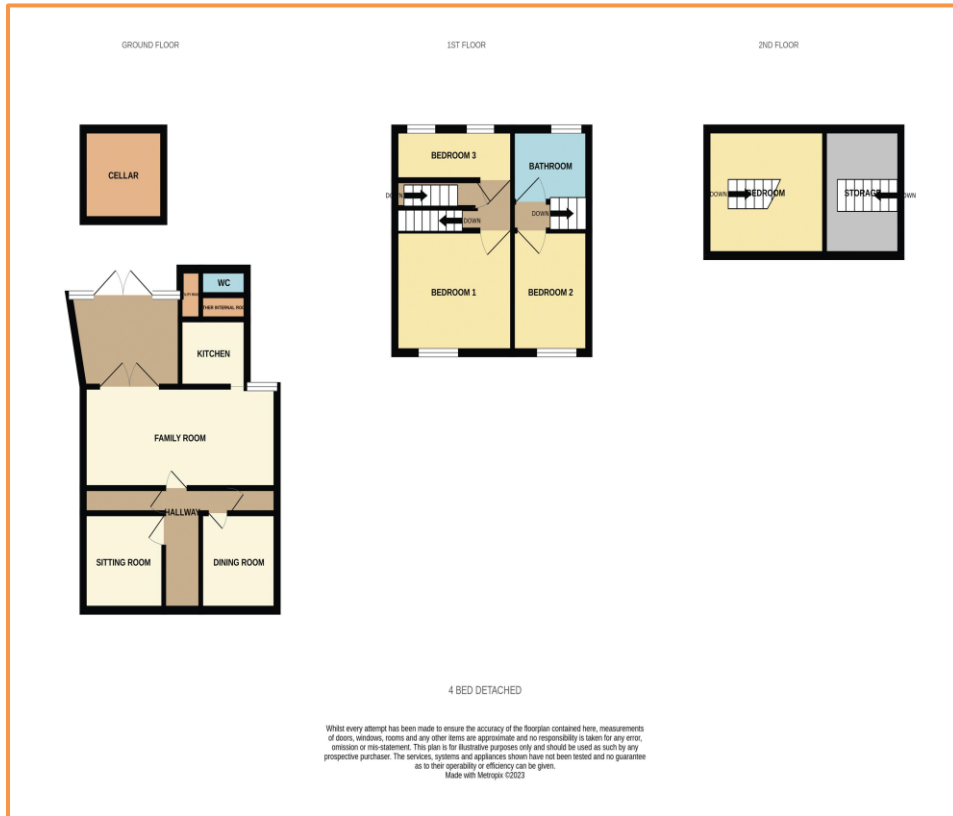
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 over £300,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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