



Rollesby Drive,
Willenhall, WV13 3JG

SKITTS
ESTATE AGENTS

Accommodation description

A delightful detached family home located to this popular cul de sac location, just off Hawkswell Drive. The property offers three bedrooms, upstairs bathroom and downstairs are two reception rooms and kitchen. Outside are attractive gardens to both front and rear with a garage and driveway to side. The property is offered with no upward chain.

Entrance Hall: having uPVC door to the front, uPVC double glazed window to the front, radiator, stairs leading to the first floor level, door leading to:

Lounge: 13' 11" x 13' 1" (4.23m x 3.99m) having single glazed bay window to the front, radiator, brick built fireplace with gas point, door to:

Dining Room: 9' 7" x 8' 0" (2.93m x 2.44m) having single glazed window to the rear, radiator, door leading to:

Kitchen: 9' 7" x 7' 10" (2.93m x 2.40m) having a range of base and drawer units, work surfaces, inset sink and

drainer unit, plumbing for washing machine, under stairs storage cupboard, single glazed window to the rear, door leading to the garage

On The First Floor

Landing: having access to loft storage area, single glazed window to the side, airing cupboard, doors leading off to:

Bedroom One: 11' 10" x 8' 10" (3.60m x 2.70m) having single glazed window to the front, radiator, double built in wardrobe

Bedroom Two: 10' 1" x 9' 5" (3.07m x 2.86m) having single glazed window to the rear, radiator, single built in wardrobe

Bedroom Three: *8' 11" max x 7' 1" (2.71m x 2.17m)* having single glazed window to the front, radiator, single built in wardrobe

Shower Room: *6' 5" x 5' 7" (1.96m x 1.70m)* having suite comprising corner shower cubicle with "Triton" electric shower, pedestal wash hand basin, low flush W.C., obscure single glazed window to the rear, half tiled walls, radiator

Outside: having enclosed fenced garden to the rear with lawn, paved patio, shrubs and trees, side gated access

Single Garage: *18' 0" x 7' 10" (5.48m x 2.40m)* having uPVC double glazed door to the rear garden, up and over door to the front, wall mounted boiler, power and light points





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: 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.

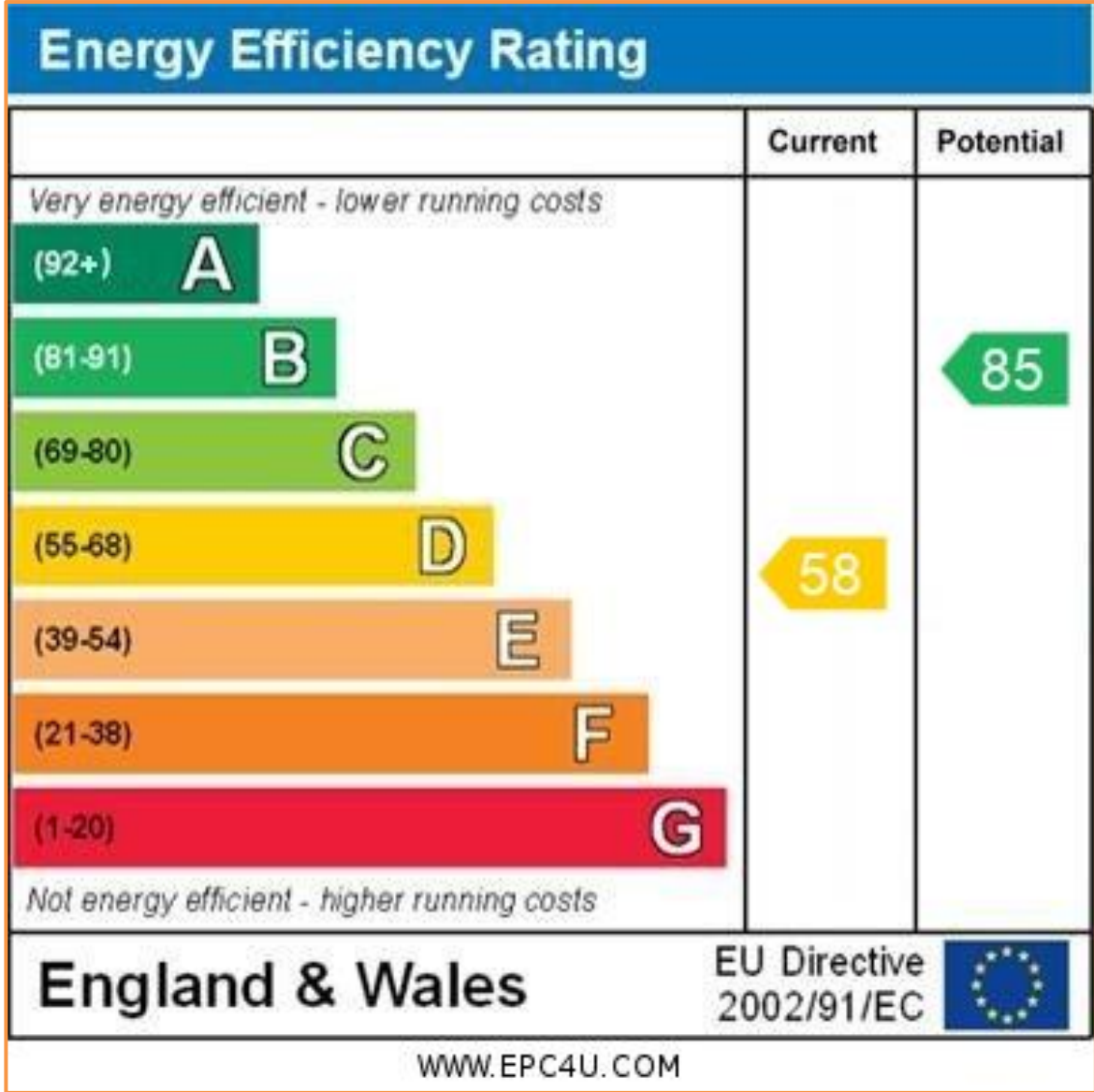
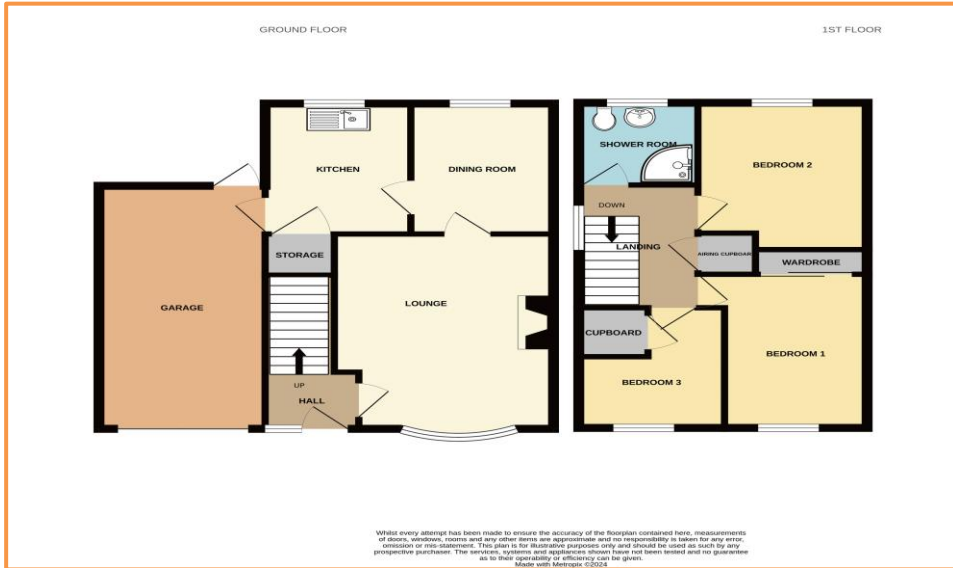
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net