



Glamis Road,
Willenhall, WV12 5ST

SKITTS
ESTATE AGENTS

Accommodation description

****A STUNNING TWO BEDROOM LINK DETACHED HOUSE**** situated close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, fitted kitchen/diner with built-in appliances, separate utility room, refitted family bathroom with separate shower, enclosed rear garden, garage and driveway.. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this beautifully presented two bedroom link detached house situated close to local schools and amenities. The property benefits from gas radiator central heating and double glazing. Comprises of entrance hall, lounge with feature fireplace, refitted kitchen/diner, utility room, family bathroom, enclosed rear garden, garage and driveway.

Entrance Hall: having uPVC double glazed front entrance door, obscure double glazed window to the front, radiator, laminate flooring, door leading to:

Lounge: 13' 0" x 11' 5" (3.97m x 3.47m) having fireplace with living flame electric fire, laminate flooring, radiator, uPVC double glazed bay window to the front, door leading to:

Kitchen/Diner: 14' 5" x 9' 7" (4.39m x 2.93m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, tiled splashbacks, tiled floor, built in electric oven and grille, gas hob and extractor, integrated dishwasher, radiator, heated towel rail, double glazed patio sliding doors, uPVC double glazed window to the rear, under stairs storage cupboard, door to:

Utility: 8' 0" x 7' 7" (2.45m x 2.32m) having work surface, plumbing for washing machine, space for dryer, tiled floor, wall mounted boiler, radiator, uPVC double glazed window to the rear, uPVC door to the rear garden, door leading to the garage

On The First Floor

Landing: having access to loft storage area, uPVC double glazed window to the side, radiator, doors leading off to:

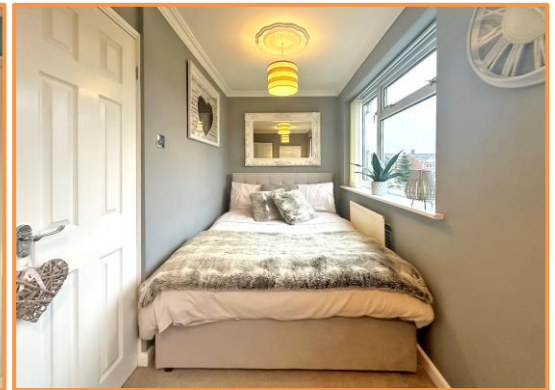
Bedroom One: 12' 6" x 8' 5" (3.82m x 2.56m) having two uPVC double glazed windows to the front, radiator, built in wardrobe

Bedroom Two: 14' 5" x 8' 2" (4.40m x 2.50m) having two uPVC double glazed windows to the rear, storage cupboard

Family Bathroom: having suite comprising panelled bath, separate walk in shower cubicle with fitted shower, pedestal wash hand basin, W.C., heated towel rail, obscure uPVC double glazed window to the side, tiled floor, extractor, ceiling spotlights

Outside: having a block paved driveway to the front with gravelled border. Enclosed fenced garden to the rear with two paved patio areas, shrubs, trees and summerhouse

Garage: 15' 2" x 7' 9" (4.63m x 2.36m) having steel double doors and light





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.

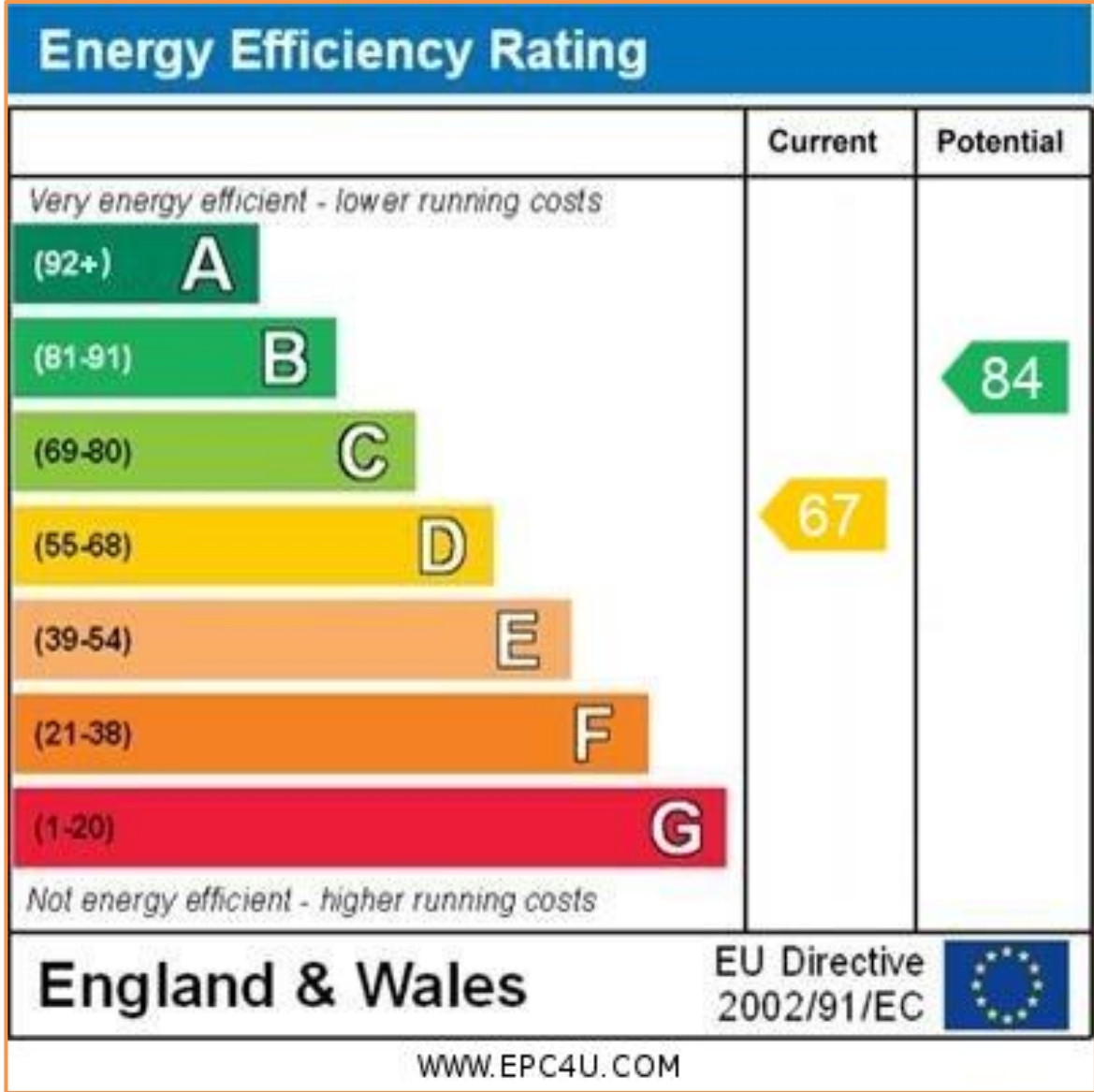
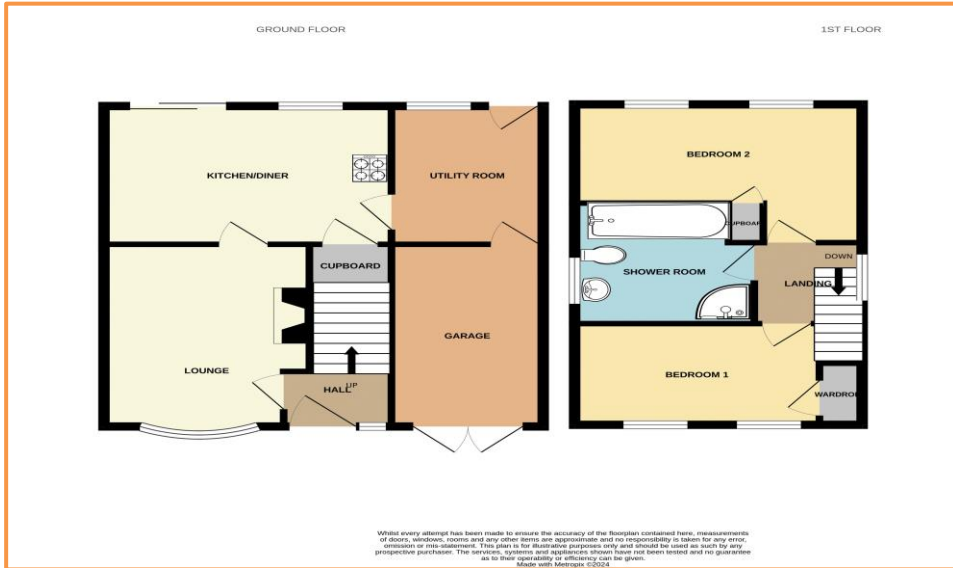
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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