



Hawkswell Drive, Hadley Heath

Willenhall, WV13 3EH

SKITTS
ESTATE AGENTS

Accommodation description

**** PLANNING PERMISSION GRANTED FOR TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION** DETACHED HOUSE ** PERMISSION GRANTED TO CREATE A FOUR BEDROOM HOUSE WITH GARAGE ** FITTED KITCHEN/DINER ** ENCLOSED REAR GARDEN ** PARKING TO FRONT ** CREATE YOUR PERFECT EXTENDED HOME ****

Hall: having front door in, stairs leading to the first floor level, door to:

Lounge: 13' 4" x 10' 6" (4.06m x 3.21m) having double glazed window to the front, radiator, TV point, two ceiling light points

Kitchen/Diner: 13' 6" x 8' 0" (4.11m x 2.43m) having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, cooker hood, radiator, space and plumbing for washing machine, further space for tumble dryer, refrigerator/freezer, door leading to the side elevation, further door leading to:

Conservatory: 11' 9" x 7' 10" (3.58m x 2.40m) having uPVC windows, sloping roof and patio door leading to the rear garden

On The First Floor

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

Bedroom One: 13' 7" max x 12' 3" max (4.13m x 3.74m) having two double glazed windows to the front, space for built in wardrobe, radiator, TV point, storage cupboard housing central heating boiler

Bedroom Two: 9' 2" x 7' 5" (2.80m x 2.25m) having double glazed window to the rear, radiator, TV point

Bathroom: having suite comprising bath with mixer taps and mains fed shower over, vanity wash hand basin, W.C.,

chrome radiator, double glazed window to the rear, fully tiled

Outside: on a corner plot with large frontage comprising lawned area and driveway. Garden to the rear with full length patio, lawn, trees and shrubs to borders and side access

NOTE: Planning permission in place to extend and build two storey side extension and single storey extension to rear of property- this is available to view



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.

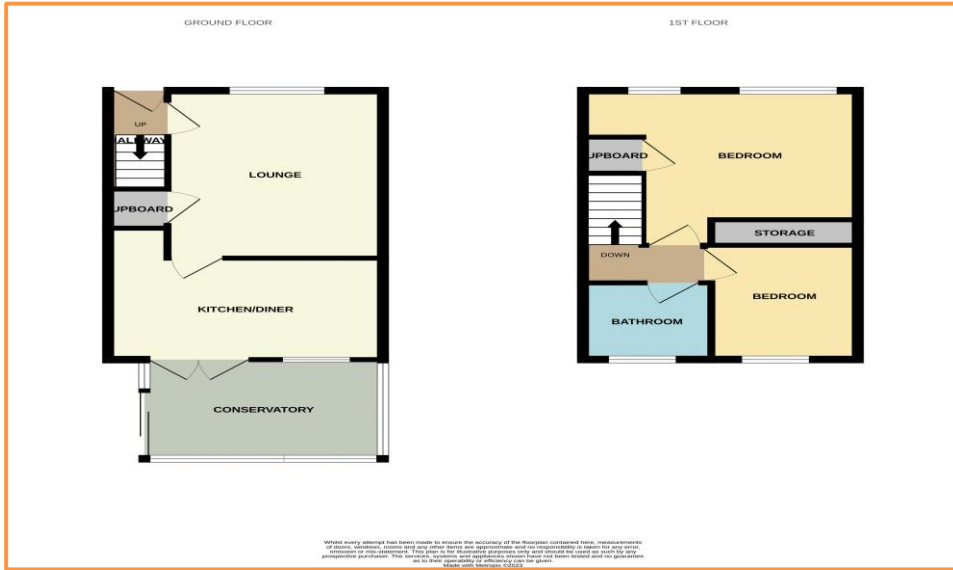
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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