



The Hayes, Summer Hayes Estate

Willenhall, WV12 4RE

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM SEMI-DETACHED HOUSE**** on the Summer Hayes Estate close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, kitchen/diner, lounge, shower room, enclosed rear garden and large garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description A three bedroom semi-detached house situated on the Summer Hayes Estate close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, kitchen/diner, lounge, shower room, enclosed rear garden and good sized garage.

Entrance Hall with upvc front door, radiator, door to kitchen/diner and stairs leading to first floor.

Kitchen/Diner 12' 9" max x 12' 0" max (3.88m x 3.67m) having upvc double glazed window to the front, base units, works surfaces, inset single drainer sink unit, built-in gas hob and electric oven, radiator, a useful cupboard under stairs, door to garage and door to:

Lounge 15' 10" x 12' 0" (4.83m x 3.65m) having living flame gas fire, radiator, two double glazed windows to the rear and double glazed French style doors opening onto the rear garden.

First Floor

Landing with doors to all bedrooms and shower room.

Bedroom 1 13' 2" x 9' 8" (4.02m x 2.94m) with built-in double wardrobe, double glazed window to the rear and radiator.

Bedroom 2 11' 1" x 9' 9" (3.38m x 2.97m) with double glazed window to the front and radiator.

Bedroom 3 9' 5" x 6' 0" (2.88m x 1.84m) with double glazed window to the rear, two built-in wardrobes and radiator.

Shower Room 8' 0" x 5' 11" (2.44m x 1.81m) with double glazed window to the rear, tiled walls, corner shower cubicle with fitted shower, pedestal wash hand basin, low level w.c., radiator and built in airing cupboard.

Outside The front garden and driveway is block paved. The rear garden is fenced, laid to lawn with paved patio area.

Garage 26' 1" x 11' 4" (7.96m x 3.45m) with electric up and over door, upvc door to front, single glazed door and window to the rear, plumbing is provided for a washing machine. There are power points, light and door to the kitchen/diner.



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: C

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.



£210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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