



Lakelot Close,
Willenhall, WV12 4JX

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED WELL PRESENTED THREE BEDROOM END TOWN HOUSE**** situated in a cul-de-sac location. Close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, entrance hall, downstairs w.c., fitted kitchen, lounge, orangery, master bedroom with en-suite shower room, separate family bathroom, low maintenance rear garden, summer house and off road parking for two cars. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description Skitts are delighted to offer for sale this extended modern three bedroom end town house situated in a cul-de-sac location close to local schools and amenities. Benefits from double glazing and gas radiator central heating and comprises of porch, hall, downstairs w.c., fitted kitchen, lounge, orangery, master bedroom with en-suite shower room, separate family bathroom, summer house, enclosed rear garden and off road parking for two cars on driveway.

Entrance Porch: having uPVC double glazed windows and door, tiled floor, front entrance door leading to:

Entrance Hall: having stairs leading to the first floor level, under stairs storage cupboard, radiator

Downstairs W.C.: having a low flush W.C., pedestal wash hand basin, radiator

Fitted Kitchen: 11' 3" x 10' 1" (3.42m x 3.08m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, inset gas hob and extractor hood above, plumbing for washing machine, uPVC double glazed window to the front

Lounge: 15' 6" x 10' 5" (4.72m x 3.18m) having radiator, uPVC double glazed French style doors leading to:

Orangery: 11' 11" x 8' 8" (3.63m x 2.65m) having lantern roof, double glazed windows and bi-fold doors leading to the rear garden

On The First Floor

Landing: having access to loft storage area, doors leading off to:

Bedroom One: *11' 2" x 9' 8" (3.41m x 2.95m)* having uPVC double glazed window to the front, radiator, door leading to:

En-Suite Shower Room: *5' 10" x 5' 5" (1.77m x 1.65m)* having a suite comprising corner shower cubicle with "Triton" electric shower over, low flush W.C. pedestal wash hand basin, obscure uPVC double glazed window to the front, radiator

Bedroom Two: *10' 6" x 8' 6" (3.19m x 2.60m)* having uPVC double glazed window to the rear, radiator

Bedroom Three: *10' 6" x 6' 6" max (3.19m x 1.99m)* having uPVC double glazed window to the rear, radiator

Bathroom: having suite comprising panelled bath, low flush W.C., pedestal wash hand basin, tiled splashbacks, radiator

Outside: having driveway to the front providing off road parking. Enclosed fenced garden to the rear with artificial grass, paved patio and side gate

Summer House *17' 4" x 6' 10" (5.29m x 2.08m)* being insulated with two uPVC double glazed windows, door, power points 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: C

EPC RATING: B

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.



£245,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	87
(69-80) C		
(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	
WWW.EPC4U.COM		

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