

JANUARY SALE



SALE PRICE: OFFERS OVER £315,000

Kewstoke Road, Sneyd Park

Willenhall, WV12 5DL

SKITTS
ESTATE AGENTS

Accommodation description

Need more bedrooms? An extended and very spacious detached family home with five bedrooms (one downstairs) plus two spacious living space areas, modern fitted kitchen plus utility and downstairs wc. Located to the end of a cul de sac this special property will be ideal for anyone with a larger family or needing more space. To the outside is parking to the front for three cars and an attractive low maintenance rear garden with artificial grass and a brick built outbuilding/storage unit.

Porch: having double glazed door to the front, double glazed windows to the side, tiled floor, double glazed door leading to:

Entrance Hall: having double glazed window to the front, tiled floor, stairs leading to the first floor level, under stairs storage cupboard, radiator and door to downstairs wc

Lounge: 14' 6" x 12' 11" (4.43m x 3.94m) having double glazed window to the front, radiator, feature fireplace with electric fire, laminate flooring, archway leading to|:

Dining Room: 12' 3" x 11' 0" (3.74m x 3.36m) having double glazed French style patio doors leading to the rear garden, radiator, laminate flooring

Extended Kitchen: 14' 8" to cupboard x 11' 8" (4.48m x 3.55m) having a modern range of fitted wall and base cupboard units with work surfaces over, space for range style cooker, Belfast style double sink, double glazed window to the rear, double glazed door leading to the rear garden, access to:

Utility: 6' 8" x 5' 1" (2.02m x 1.54m) having double glazed window to the rear, space for washing machine and tumble dryer, wall mounted central heating boiler, radiator, storage cupboard

Bedroom Five: 17' 2" x 7' 5" (5.24m x 2.26m) having double glazed window to the front, radiator

On The First Floor

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

Bedroom One: 14' 4" x 10' 6" (4.38m x 3.21m) having double glazed window to the front, radiator, laminate flooring

Bedroom Two: 13' 0" x 10' 7" (3.96m x 3.22m) having double glazed window to the rear, radiator, laminate flooring

Bedroom Three: 10' 7" x 9' 4" (3.23m x 2.85m) having double glazed window to the front, radiator, laminate flooring, built in storage

Bedroom Four: 9' 4" x 7' 2" (2.85m x 2.19m) having double glazed window to the rear, radiator, laminate flooring

Refitted Shower Room: having a large walk in shower enclosure, W.C., wash hand basin inset to vanity unit, fully tiled walls, extractor, double glazed window

Outside: having an imprinted concrete driveway to the front providing off road parking for three to four cars. Private and enclosed garden to the rear with patio leading to artificial lawn, outside electric sockets, gated side access

Outbuilding: 16' 8" x 8' 11" (5.08m x 2.72m) having double glazed door to the front, power and light connected





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: D

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.

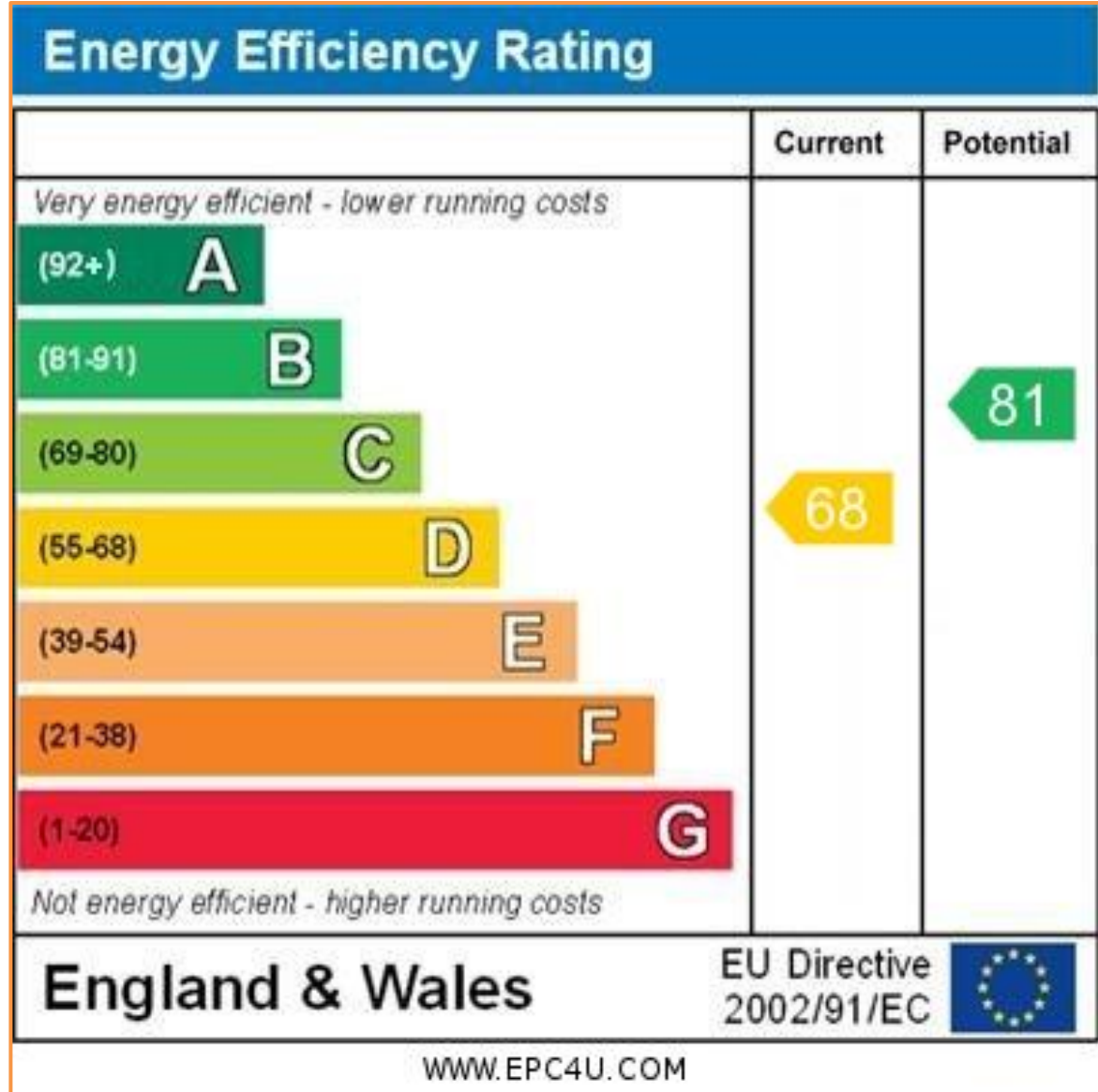
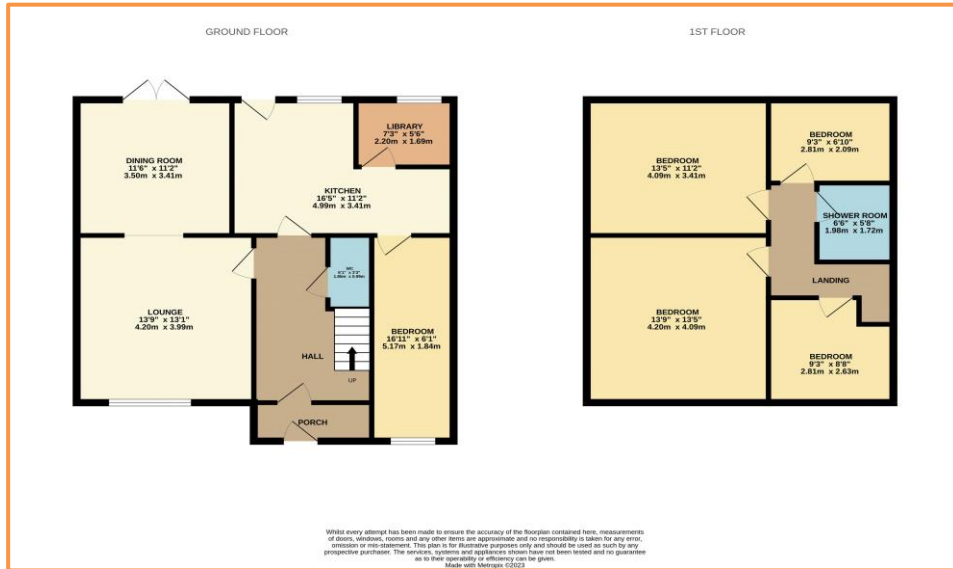
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £315,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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