



**Shepwell Green,**  
Willenhall, WV13 2QJ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE\*\* close to local amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, lounge, refitted kitchen/dining room, utility, downstairs w.c., refitted shower room, enclosed rear garden and driveway. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** A three bedroom traditional semi-detached house situated close to local schools and amenities. Short distance from M6 Motorway Junction 10. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, lounge, refitted kitchen/dining room, utility, downstairs w.c., refitted first floor shower room, enclosed rear garden and driveway affording ample off road parking.

**Entrance Porch:** having two uPVC double glazed windows to the front, uPVC double French style doors, power points, tiled floor

**Entrance Hall:** having two obscure uPVC double glazed windows to the front, radiator, under stairs cupboard with double glazed window to the side, stairs leading to the first floor level, uPVC double glazed front entrance door leading to:

**Lounge:** 14' 8" x 10' 11" (4.47m x 3.34m) having uPVC double bay window to the front, fireplace with living flame gas fire, radiator

**Kitchen/Diner** 17' 6" x 12' 6" (5.33m x 3.81m)

**Kitchen Area:** having a range of fitted wall, drawer and base cupboard units with work surfaces over, glazed display cabinet, inset one and a half bowl sink and drainer unit, space for cooker with extractor hood above, integrated refrigerator and freezer, double glazed window to the side, tiled floor, door leading to utility

**Dining Area:** having fireplace with electric fire, double glazed sliding patio doors leading to the rear garden

**Utility Room:** 6' 3" x 4' 1" (1.91m x 1.24m) having double glazed window to the rear, plumbing for washing machine, wall mounted cupboard, uPVC double glazed door to the side, sliding door to:

**Downstairs W.C.:** having W.C., vanity wash hand basin, electric wall heater

### On The First Floor

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

**Bedroom One:** 14' 7" max into bay x 11' 1" into recess (4.44m x 3.38m) having double glazed bay window to the front, radiator

**Bedroom Two:** 12' 9" x 10' 11" into recess (3.88m x 3.34m) having double glazed window to the rear, radiator

**Bedroom Three:** 8' 2" x 5' 11" (2.49m x 1.80m) having double glazed window to the front, radiator

**Refitted Shower Room:** 8' 0" x 5' 10" (2.44m x 1.79m) having corner shower cubicle with Triton electric shower, vanity wash hand basin, low flush W.C., storage cupboards, uPVC obscure double glazed window to the rear, radiator and heated towel rail

**Outside:** having tarmac driveway to the front for several cars set beyond dwarf brick wall with wrought iron detail. Enclosed fenced garden to the rear with lawn, shrub borders, paved patio, shed, outside tap and side gated access





# 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.

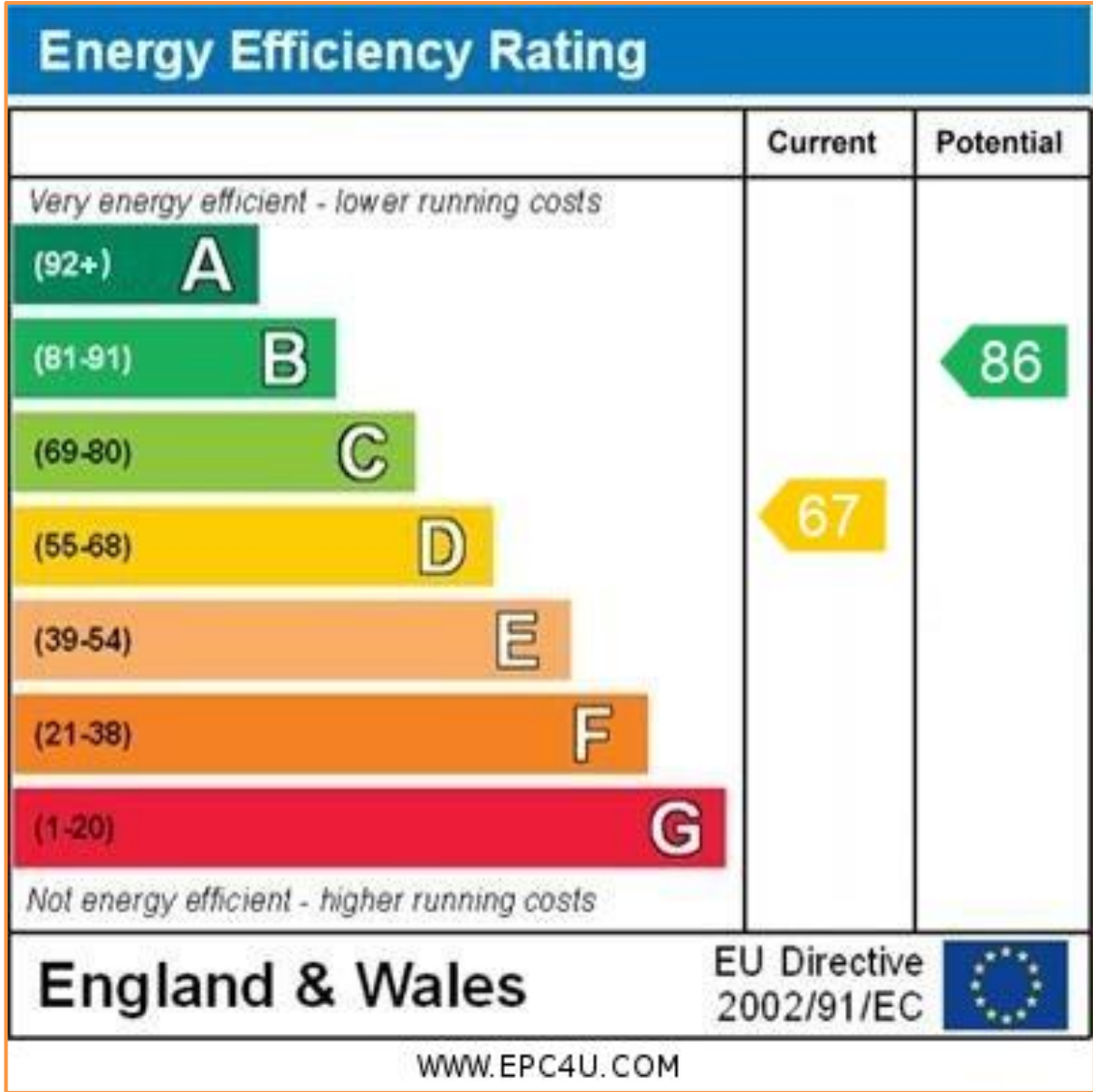
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£215,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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