



**Shoreham Close,**  
Willenhall, WV13 3QG

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A WELL PRESENTED TWO BEDROOM LINK DETACHED BUNGALOW\*\*** situated in a cul-de-sac location. Offering no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, conservatory, kitchen, two bedrooms, shower room, enclosed rear garden, driveway and detached garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are delighted to offer for sale this two bedroom link detached bungalow situated in a cul-de-sac location. Offering no upward chain. Benefits from gas radiator central heating and double glazing. Comprises of hall, lounge, conservatory, kitchen, two bedrooms, shower room, enclosed rear garden, driveway and garage.

**Entrance Hall:** having a uPVC double glazed side entrance door, laminate flooring, radiator, cupboard

**Lounge:** 15' 9" x 10' 10" (4.81m x 3.31m) having a fireplace with living flame gas fire, two radiators, double glazed patio doors leading to conservatory, door leading to:

**Kitchen:** 8' 10" x 8' 7" (2.70m x 2.61m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space for cooker with extractor hood above, plumbing for washing machine, radiator, double glazed window to the rear, double glazed door leading to:

**Conservatory:** 20' 5" x 6' 8" (6.22m x 2.02m) uPVC double glazed windows, double glazed French style doors leading to the rear garden, radiator, tiled floor, power points

**Bedroom One:** 10' 2" x 9' 7" (3.10m x 2.91m) having double glazed bay window to the front, radiator, laminate flooring

**Bedroom Two:** 9' 2" x 6' 8" (2.80m x 2.02m) having double glazed window to the front, radiator, laminate flooring

**Refitted Shower Room:** 6' 4" x 6' 2" (1.92m x 1.88m) having suite comprising double shower cubicle with Triton

shower, pedestal wash hand basin, low flush W.C., obscure uPVC double glazed window to the side, part tiled walls, shaver point, heated towel rail

**Outside:** enclosed fenced garden to the rear with paved patio, lawn, shed and side entrance gate. Having double gates to the side leading to:

**Single Detached Garage:** *15' 9" x 7' 10" (4.80m x 2.38m)* having electric roller shutter door to the front, light and power points



# 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: 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.

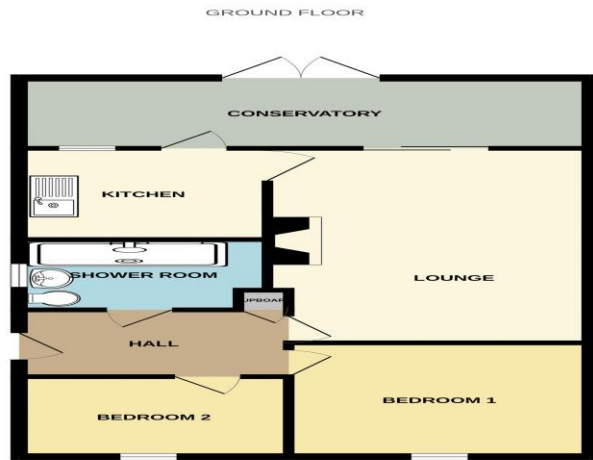
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£230,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, elevations, sections and any other items are approximate and not necessarily in relation to any other part of the building. The client is responsible for any errors and omissions. The client is also responsible for any errors and omissions in the description of the building. The client is also responsible for any errors and omissions in the description of the building.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



WWW.EPC4U.COM

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