



Rosewood Drive, Coppice Farm Estate

Willenhall, WV12 5YF

SKITTS
ESTATE AGENTS

Accommodation description

****A MODERN WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE**** situated in a cul-de-sac location on the popular Coppice Farm Estate. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen/diner, two bedrooms, refitted bathroom, enclosed rear garden and off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this well maintained two bedroom mid terraced house situated on the popular Coppice Farm Estate. Benefits from gas radiator central heating and double glazing. Briefly comprising of hall, lounge, kitchen/diner, two bedrooms, refitted bathroom, enclosed rear garden and off road parking.

Entrance Hall: having uPVC double glazed front entrance door, alarm key pad, stairs leading to the first floor level, radiator, laminate flooring, door leading to:

Lounge: 13' 3" x 10' 3" (4.03m x 3.13m) having uPVC double glazed window to the front, fireplace with living

flame gas fire, vertical radiator, laminate flooring, door leading to:

Kitchen/Diner: 13' 4" x 9' 3" (4.06m x 2.82m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, built in electric oven and hob, inset one and a half bowl sink and drainer unit, tiled splashbacks, wall mounted boiler, under stairs storage cupboard, radiator, uPVC double glazed French style doors leading to the rear garden

On The First Floor

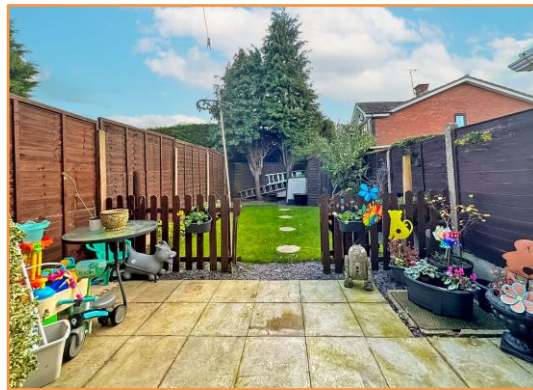
Landing: having access to loft storage area, airing cupboard and doors leading off to:

Bedroom One: 13' 4" x 9' 2" (4.06m x 2.80m) having two uPVC double glazed windows to the front, built in wardrobe, radiator, ceiling spotlights

Bedroom Two: 9' 3" x 6' 10" (2.83m x 2.09m) having uPVC double glazed window to the rear, built in wardrobe, radiator

Refitted Bathroom: 6' 0" x 5' 6" (1.83m x 1.67m) having suite comprising panelled bath with fitted shower, vanity wash hand basin, low flush W.C., fully tiled, tiled floor, ceiling spotlights, heated towel rail

Outside: having a tarmacadam driveway to the front. There is also additional separate off road parking adjacent to the property Enclosed fenced garden to the rear with paved patio, lawn and outside tap



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.

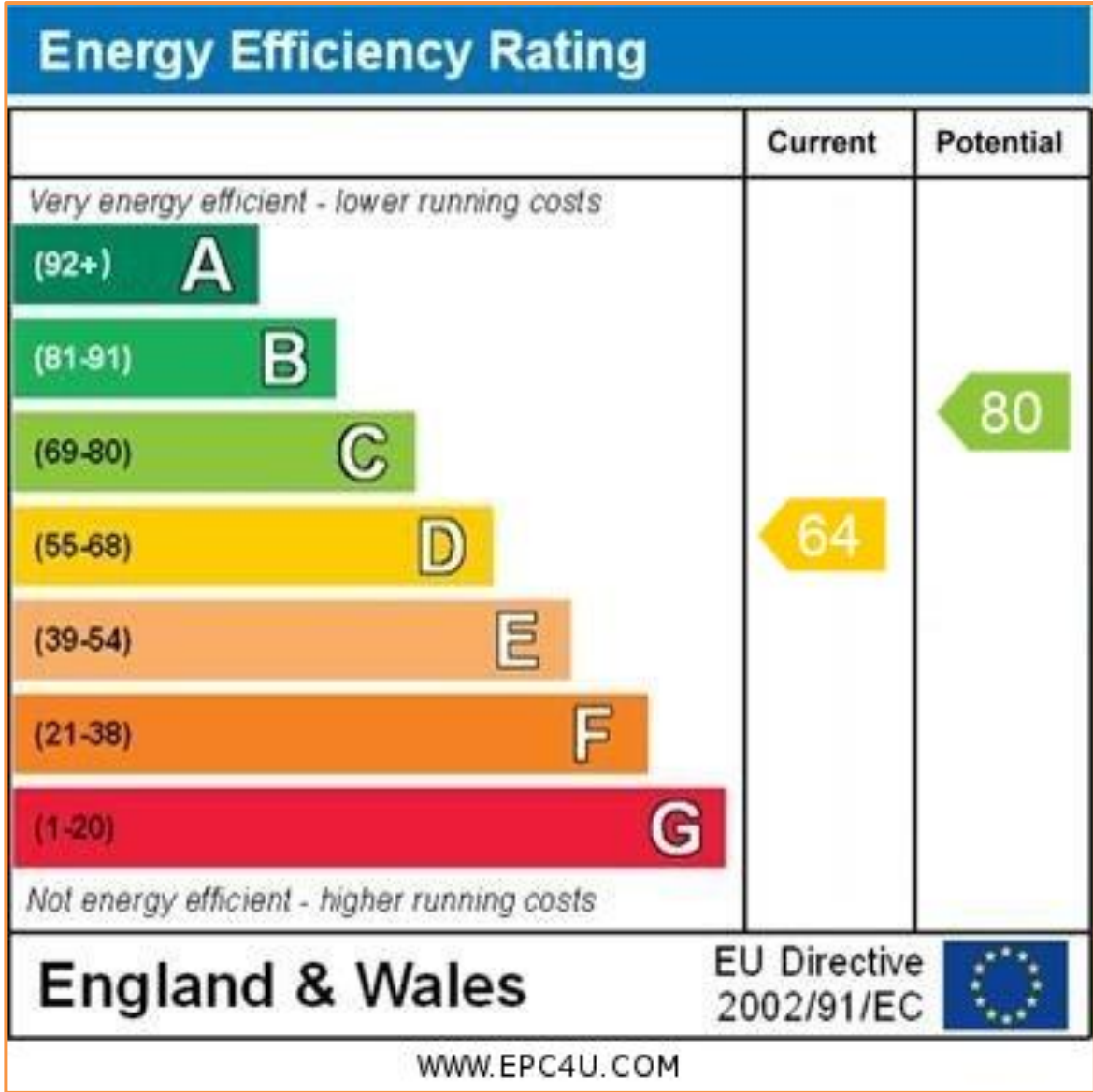
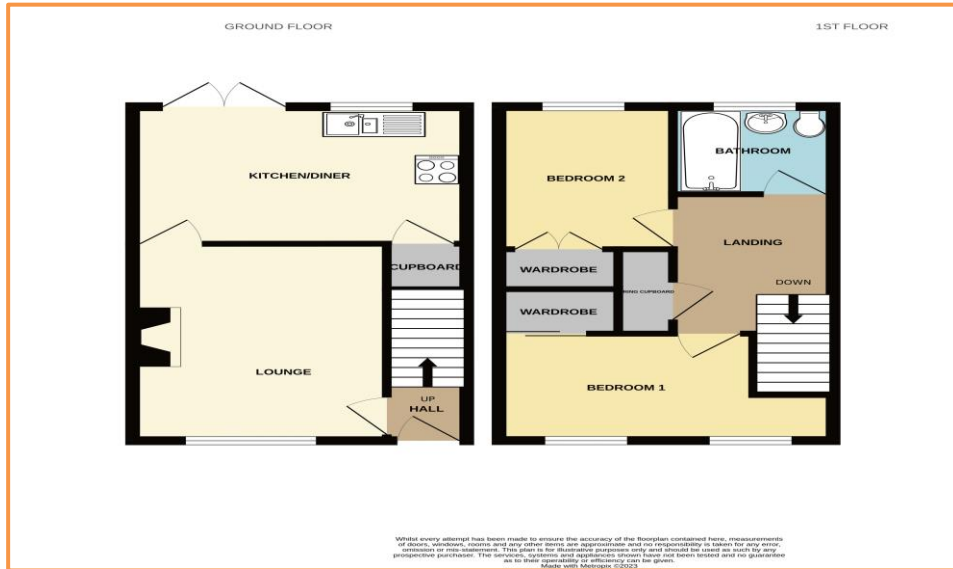
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£175,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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