



**Webster Road,**  
Willenhall, WV13 1BP

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**A three bedroom property with white fitted kitchen, spacious lounge and downstairs wc plus upstairs bathroom and three generous bedrooms, to the outside is a lovely long rear garden and front garden mainly laid to lawn. The property is offered with no upward chain.**

**Lounge:** *14' 1" max x 13' 1" into alcove (4.30m x 4.00m)* having double glazed window to the front, radiator, laminate flooring, feature fireplace with electric fire, door leading to under stairs storage cupboard

**Kitchen:** *13' 2" max x 7' 10" max (4.01m x 2.39m)* having a modern white fitted kitchen with stainless steel sink and drainer, space for washing machine and refrigerator, built in oven and hob, double glazed window to the rear, radiator, door leading to:

**Lobby:** having wall mounted Worcester central heating boiler, door leading to:

**Downstairs W.C.:** having W.C. and double glazed window to the rear

### On The First Floor

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

**Bedroom One:** *12' 6" x 8' 10" (3.82m x 2.68m)* having double glazed window to the rear, radiator, laminate flooring, airing cupboard

**Bedroom Two:** *9' 8" x 8' 8" into recess (2.95m x 2.63m)* having double glazed window to the front, built in wardrobes, radiator, laminate flooring

**Bedroom Three:** *9' 5" x 7' 2" (2.87m x 2.18m)* having double glazed window to the rear, radiator

**Bathroom:** having suite comprising panelled bath with electric shower over, wash hand basin, W.C., double glazed window to the front, extractor and radiator

**Outside:** having enclosed long garden to the rear enclosed by fencing and wall and comprising of patio leading to mainly lawn and side gated access. There is a lawned foregarden and pathway.





# General information

**TENURE:** . 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: A**

**EPC RATING: C**

**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.

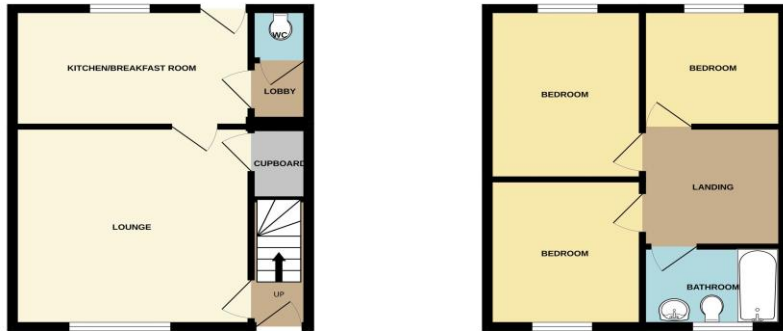
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £160,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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>	70	
(55-68) <b>D</b>		
(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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