



**Wakes Close,
Willenhall, WV13 2HB**

Offers Over £160,000



A modern build semi detached property located on this quiet cul de sac, with two good sized bedrooms and bathroom to the first floor, whilst downstairs is a lounge and kitchen. To the outside is a low maintenance rear garden with gated side access and to the front is an attractive lawned front garden with driveway for two cars. The property is offered with no upward chain

Entrance Hall: having double glazed door to the front, laminate flooring

Lounge: 14' 10" x 11' 8" (4.52m x 3.56m) having double glazed window to the front, feature fireplace with gas fire, door to storage cupboard and door leading to:

Kitchen: 11' 9" x 9' 5" (3.57m x 2.86m) having a range of fitted wall and base cupboard units with work surfaces over, inset stainless steel sink and drainer unit, splashback tiling, built in oven, five ring gas hob and cooker hood above, space for washing machine, refrigerator and freezer, stairs leading to the first floor level, radiator, patio doors leading to the rear garden

On The First Floor

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

Bedroom One: 11' 7" x 8' 4" (3.54m x 2.53m) having double glazed window to the front, radiator

L-Shaped Bedroom Two: 11' 8" max x 9' 2" max (3.56m x 2.80m) having double glazed window to the rear, radiator, laminate flooring, airing cupboard housing the Worcester central heating boiler

Bathroom: having suite comprising bath with mixer taps and shower attachment, vanity wash hand basin, W.C. shaver point, part tiling, downlighters to ceiling

Outside: having a lawned area to the front with driveway providing parking for two cars to the side. Garden to the rear with patio leading to gated access to further patio and shrubs, shed, outside electric socket to wall and gated side access





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: 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.

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.

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 act 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.

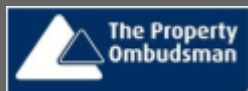




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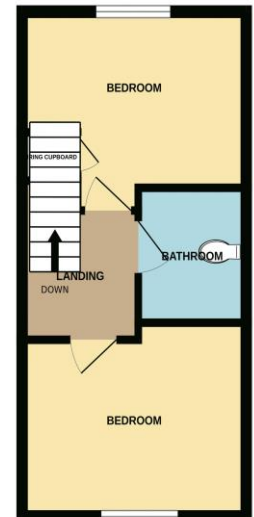
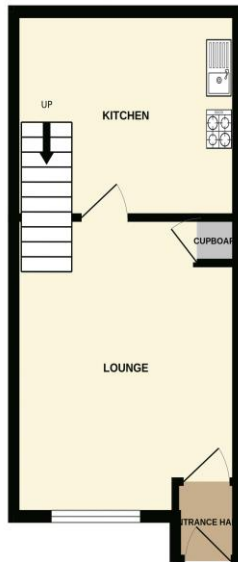
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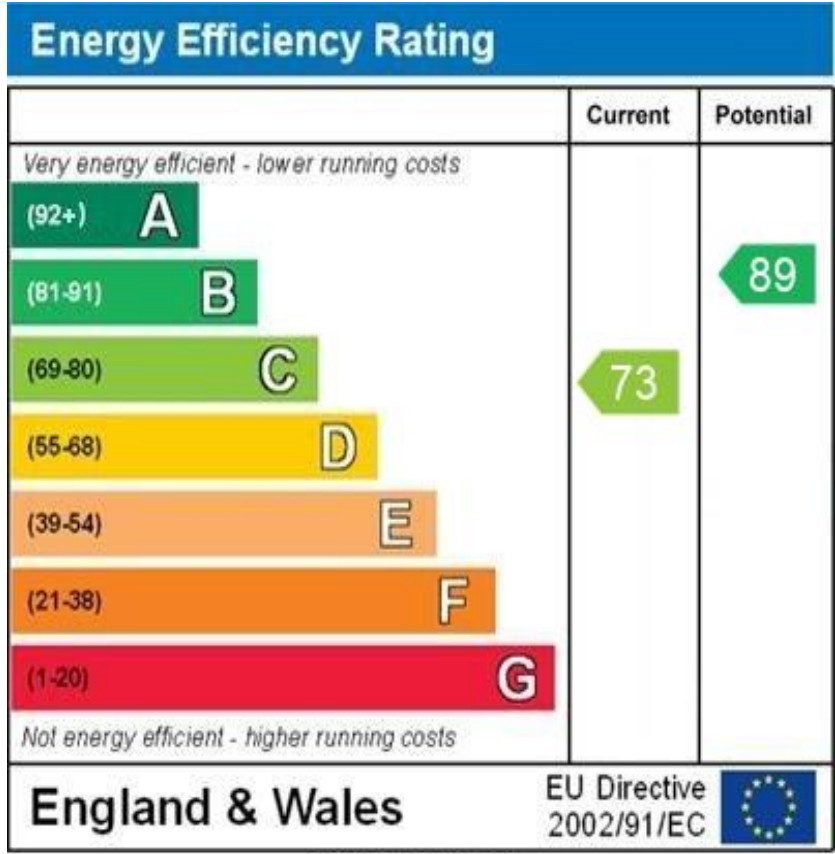


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metropac ©2023



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