



**Argil Close, Wednesfield**  
Wolverhampton, WV11 3TL

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**\*\*A FOUR BEDROOM DETACHED HOUSE\*\* \*\*CUL-DE-SAC LOCATION\*\* \*\*CLOSE TO LOCAL SCHOOLS & AMENITIES\*\* \*\*CONSERVATORY\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*UTILITY ROOM & DOWNSTAIRS W.C.\*\* \*\*EN-SUITE TO MASTER BEDROOM\*\* \*\*GARAGE AND GATED DRIVEWAY AFFORDING OFF ROAD PARKING\*\***

**Description:** Skitts are pleased to offer for sale this modern four bedroom detached house situated in a cul-de-sac location close to local schools and amenities. The property benefits from double glazing and gas central heating. Briefly comprises of reception hall, downstairs w.c., lounge, separate dining room, conservatory, kitchen and utility room to the ground floor. To the first floor there are four bedrooms, en-suite shower room and a family bathroom. Externally there is an enclosed rear garden, single garage and a gated driveway affording off road parking.

**Reception Hall:** having double glazed composite front entrance door, radiator, stairs leading to the first floor

**Dining Room:** 11' 7" x 8' 7" (3.53m x 2.61m) having double glazed bay window to the front, double glazed window to the side, radiator, laminate flooring

**Lounge:** 14' 2" x 11' 4" (4.31m x 3.45m) having fireplace with living flame gas fire, radiator, laminate flooring, double glazed patio doors leading to the conservatory

**Downstairs W.C.:** having obscure double glazed window to the side, low flush W.C., pedestal wash hand basin, radiator

**Conservatory:** 11' 4" x 10' 10" (3.46m x 3.30m) having double glazed windows, double glazed French style doors leading to the rear garden

**Kitchen:** 10' 3" x 9' 1" (3.12m x 2.78m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, gas hob and extractor above,

"Potterton" boiler in cupboard, radiator, double glazed window to rear, door leading to;

**Utility:** 5' 9" x 5' 6" (1.74m x 1.67m) having inset sink and drainer unit, plumbing for washing machine, radiator, double glazed door to the side

### On The First Floor

**Landing:** having airing cupboard, access to loft storage area, radiator, doors leading off to;

**Bedroom One:** 11' 3" x 9' 5" (3.43m x 2.87m) having double glazed window to the rear, radiator, built in wardrobes, door leading to;

**En-Suite Shower Room:** having shower cubicle with fitted shower, wash hand basin, low flush W.C., obscure double glazed window to the rear, radiator, shaver point

**Bedroom Two:** 11' 3" x 8' 1" (3.43m x 2.46m) having double glazed window to the rear, radiator

**Bedroom Three:** 11' 5" x 6' 2" (3.47m x 1.88m) having two double glazed windows to the front, radiator

**Bedroom Four:** 9' 9" x 9' 0" (2.97m x 2.74m) having double glazed window to the front and to the side, radiator

**Bathroom:** having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., obscure double glazed window to the side, shaver point, half tiled

**Outside:** having enclosed fenced garden to the rear with paved patio, artificial grass, lighting, outside tap and side gate. Having wrought iron fencing to the front with double gates opening to tarmac driveway

**Single Garage:** 15' 10" x 8' 4" (4.83m x 2.55m) having up and over door to the front







# 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: E**

**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.

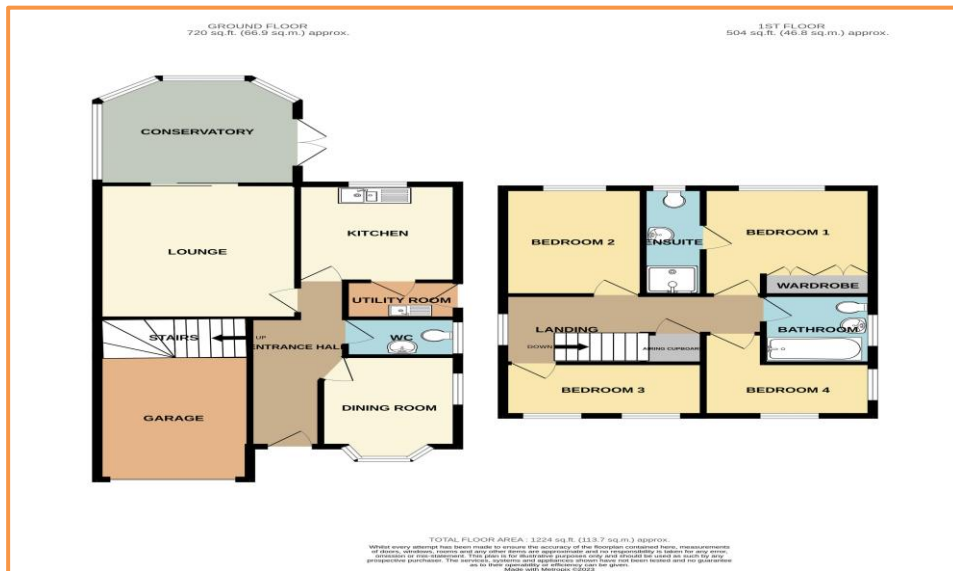
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £282,750

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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