



Pooles Lane,
Willenhall, WV12 5HJ

SKITTS
ESTATE AGENTS

Accommodation description

A delightful traditional detached property with double gated entrance to substantial parking, impressive stained glass windows and inner door to the entrance, offering two reception rooms, fitted kitchen, sun room, downstairs wc and three good sized bedrooms plus upstairs bathroom. The garden is absolutely beautiful and very deceptive, mainly lawn and occasional trees and shrubs. The garage is located to the side and the property is offered with no upward chain

Entrance Porch: having double glazed double doors to the front, two double glazed windows to the side, light

Entrance Hall: having stained glass windows and front entrance door to the front, under stairs storage cupboard with central heating boiler and meters, radiator, stairs leading to the first floor level

Reception Room One: *13' 7" x 11' 8" (4.13m x 3.56m)* having double glazed bay window to the front, feature fireplace, two wall light points, ceiling coving

Reception Room Two: *11' 11" x 10' 10" (3.64m x 3.30m)* having a feature fireplace, radiator, ceiling coving, double glazed patio doors leading to:

Sun Room: *10' 10" x 9' 5" (3.29m x 2.87m)* having a sloping roof, double glazed window to the side, two wall light points, double glazed patio doors leading to the rear garden, further double glazed door to the side

Cloakroom: having W.C., wash hand basin, single glazed window to the rear and accessed from sun room

Kitchen: *13' 7" x 6' 11" (4.13m x 2.12m)* having a fitted kitchen with work surfaces, inset stainless steel sink and drainer unit, fully tiled walls, integral appliances, double glazed window to the side and to the rear, door leading to sun room

On The First Floor

Landing: having doors leading off to:

Bedroom One: *13' 11" into bay x 10' 3" (4.23m x 3.12m)* having double glazed bay window to the front, radiator, two wall light points

Bedroom Two: *11' 11" x 10' 10" (3.64m x 3.30m)* having double glazed window to the rear, radiator

Bedroom Three: *7' 10" x 7' 9" (2.39m x 2.36m)* having double glazed window to the front, radiator

Bathroom: having a coloured suite comprising bath with mixer taps and shower attachment, wash hand basin, W.C., bidet, part tiled, radiator, double glazed window to the rear, access to loft storage area

Outside: having wrought iron double gates to the front opening to large driveway area and access to garage, occasional shrubs to borders. Private and enclosed rear garden with two tier patio leading to large lawned area with trees and shrubs and gated side access

Garage: *21' 0" x 11' 8" (6.40m x 3.56m)* having up and over door to the front, power and light connected





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.

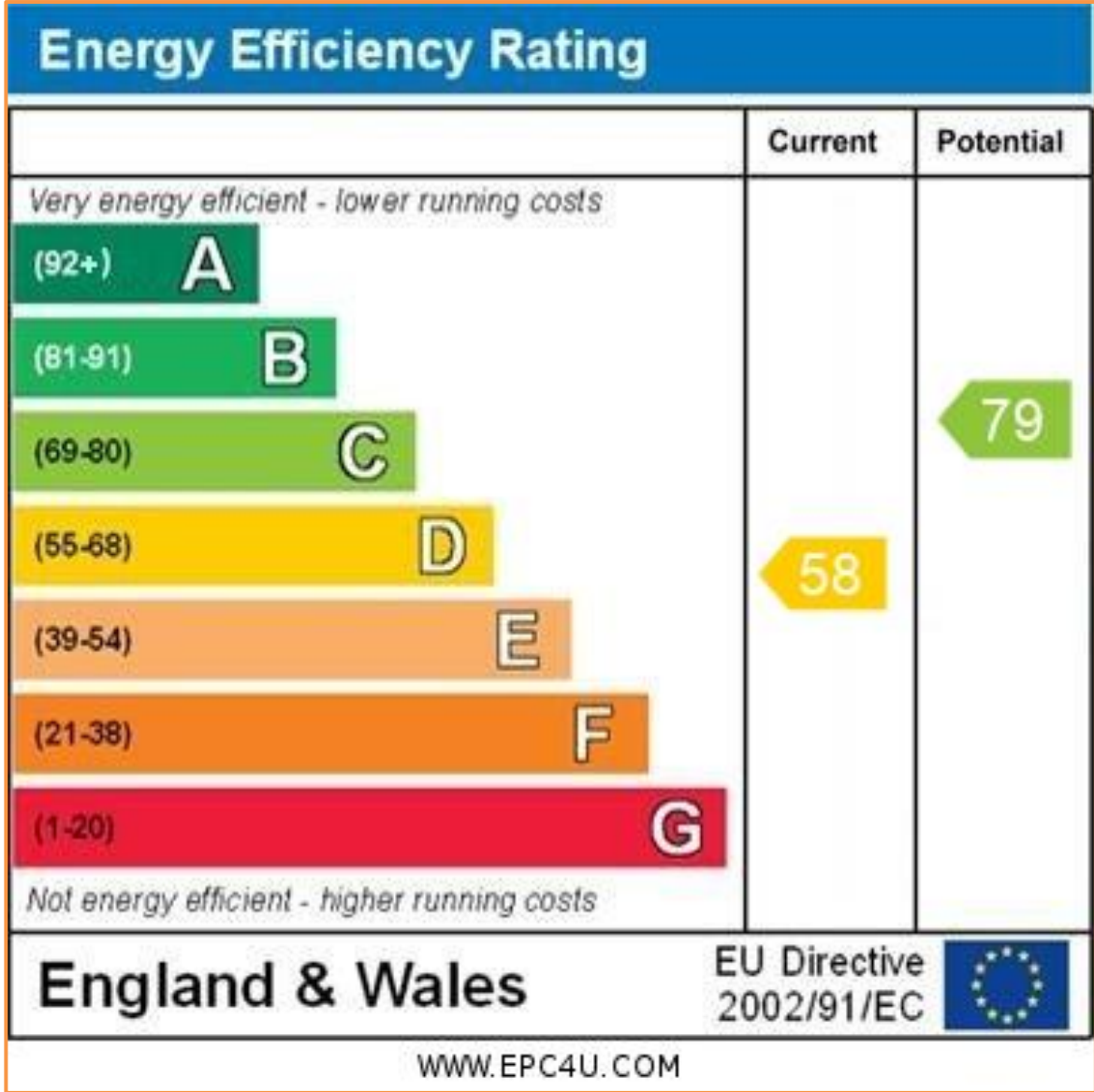
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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