



Century Drive,
Willenhall, WV13 2JH

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED WELL PRESENTED THREE BEDROOM DETACHED HOUSE** **CLOSE TO LOCAL SCHOOLS & AMENITIES** **DOWNSTAIRS W.C.** ** EXTENDED LOUNGE/DINING ROOM** **REFITTED KITCHEN** **REFITTED EN-SUITE TO MASTER** **FAMILY BATHROOM** **GARAGE & DRIVEWAY AFFORDING OFF ROAD PARKING** **VIEWING HIGHLY RECOMMENDED****

Description: Skitts are delighted to offer for sale this extended modern three bedroom detached house situated close to local schools and amenities. Briefly comprising of entrance hall, downstairs w.c., refitted kitchen and an extended lounge/dining room to the ground floor. To the first floor there are three bedrooms, en-suite shower room and family bathroom. Externally there is an enclosed rear garden, garage and driveway.

Entrance Hall: having part double glazed front entrance door, burglar alarm control panel, wooden effect flooring, radiator, door leading to the garage

Refitted Kitchen: 11' 8" x 7' 0" (3.55m x 2.14m) having a range of high gloss fitted wall, drawer and base cupboard units, preparation work surfaces, built in electric oven, inset gas hob and extractor above, integrated washing machine, refrigerator and freezer, vertical radiator, boiler within cupboard, tiled floor. Double glazed window to the front.

Downstairs W.C.: having low flush W.C., pedestal wash hand basin, tiled splashbacks, radiator

Extended Lounge: 19' 10" x 18' 10" (6.05m x 5.73m) having a feature fireplace with electric fire, two uPVC double glazed French style doors, two velux windows to the roof, double glazed window to the side, three radiators, ceiling spot lights

On The First Floor

Landing: having double glazed window to the side, airing cupboard, access to loft storage with pull down ladder, doors leading off to;

Bedroom One: 10' 11" x 9' 10" (3.33m x 3.00m) having built in double wardrobe, radiator, double glazed window to the front, door leading to;

Refitted Ensuite: 8' 0" x 4' 6" (2.43m x 1.37m) having shower cubicle with gravity shower, concealed low flush W.C. with hands free flusher, vanity wash hand basin, fully tiled, double glazed window to the side, vertical radiator, mirror

Bedroom Two: 12' 1" x 8' 2" (3.69m x 2.50m) having double glazed window to the rear, radiator

Bedroom Three: 8' 9" x 7' 9" (2.67m x 2.35m) having double glazed window to the front, radiator

Family Bathroom: 8' 11" x 5' 9" (2.73m x 1.74m) having a white suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low flush W.C., tiled splash backs, extractor fan, chrome effect heated towel rail. Double glazed window to the rear.

Outside: enclosed garden to the rear being laid to lawn, paved patio, flower and shrub borders, outside security light, power points, side gated access. There is a lawned foregarden and driveway provides off road parking. There is an electric car charging point.

Garage: 15' 11" x 7' 10" (4.85m x 2.40m)





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

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 Mortgage Brothers Ltd 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.

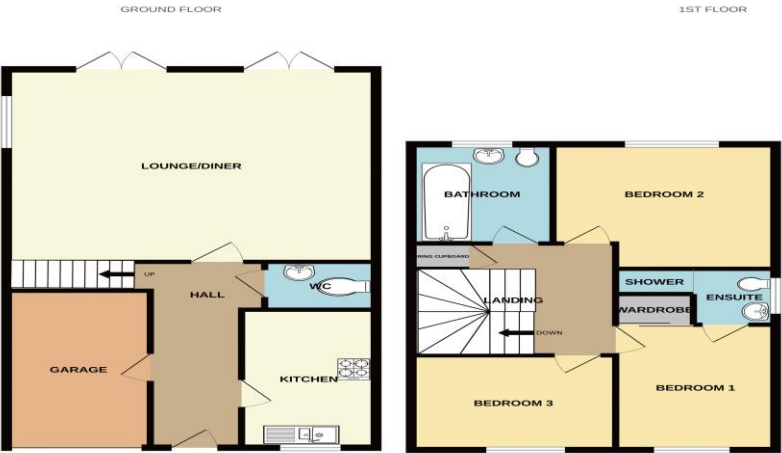
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.




£282,500

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. It is the buyer's responsibility to verify the accuracy of the floorplans and measurements. The floorplans, systems and equipment shown here are not tested and no guarantee is given for their operation or efficiency.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net