



Cotswold Grove, Coppice Farm Estate

Willenhall, WV12 5YZ

SKITTS
ESTATE AGENTS

Accommodation description

***** MODERN STYLE TWO BEDROOM BUNGALOW IN OVER 55 YEARS OF AGE DEVELOPMENT *** **OFFERED ON A 70% SHARED OWNERSHIP BASIS** Electric storage heating, UPVC double glazed windows, FITTED KITCHEN AND BATHROOM, NO UPWARD CHAIN, COMMUNAL GARDENS AND PARKING. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this modern two bedroom over 55s bungalow. Situated in a cul-de-sac location on the popular Coppice Farm Estate. Benefits from double glazing and electric heating. Comprises of porch, lounge/dining room fitted kitchen with built-in appliances, conservatory, two double bedrooms, bathroom, communal gardens and parking.

Entrance Porch: having uPVC double glazed front entrance door, obscure uPVC double glazed window to the side, single glazed door leading to:

Lounge/Dining Room: 19' 1" x 9' 10" (5.82m x 2.99m) having uPVC double glazed window to the front, fire

surround with electric fire, two Economy 7 heaters, emergency pull cord, doors leading to inner hallway and to:

Kitchen: 9' 11" x 9' 1" (3.01m x 2.77m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, hob and microwave, integrated refrigerator/freezer, plumbing for washing machine, uPVC double glazed window to the rear, electric heater, part single glazed door leading to:

Conservatory: 7' 9" x 6' 0" (2.36m x 1.82m) having electric heater, double glazed windows and double glazed sliding patio door

Inner Hallway: having emergency pull cord, doors leading off to:

Bedroom One: 11' 0" x 10' 0" (3.36m x 3.04m) having uPVC double glazed window to the rear, electric heater, airing cupboard, access to loft storage area, emergency pull cord

Bedroom Two: 10' 4" x 9' 5" (3.15m x 2.88m) having uPVC double glazed window to the front, electric heater, emergency pull cord

Bathroom: 7' 4" x 6' 1" (2.24m x 1.86m) having suite comprising panelled bath with "Triton T80" shower over, vanity wash hand basin, low flush W.C., extractor, emergency pull cord, Dimplex heater

Outside: There are communal gardens and parking

Agents Note: There is a monthly service charge payable of £82.00. There are help/support cords located in the property that allow the occupier to call for support or help
The property Leasehold and has 64 years remaining on the lease.



General information

TENURE: Leasehold. 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.

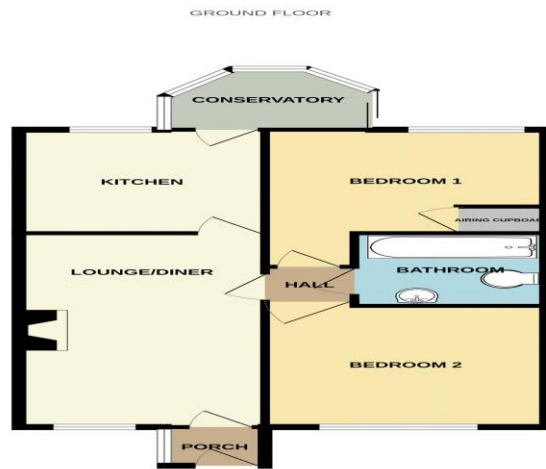
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Shared Ownership £130,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, dimensions, areas and any other items are approximate and not responsible in terms of any energy assessment or other statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services provided are provided on the basis of the information and data provided to us by the client.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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