



Hollowcroft Road, Coppice Farm Estate

Willenhall, WV12 5YS

SKITTS
ESTATE AGENTS

Accommodation description

**** COPPICE FARM **** An impressive four bedroom detached property located on this ever popular estate, with two reception rooms, impressive fitted kitchen with breakfast bar/dining area, downstairs wc. Upstairs are four bedrooms, en suite and dressing area to master and family bathroom, whilst outside is parking area to front and attractive rear garden with decking/BBQ/seating area. A lovely family home on the desirable Coppice Farm Estate - this one is sure to create a lot of interest!

Entrance Hall: having uPVC double glazed front entrance door, laminate flooring

Downstairs W.C.: having a low flush W.C., pedestal wash hand basin, uPVC double glazed window to the front, radiator

Lounge: 17' 10" x 13' 8" (5.44m x 4.16m) having uPVC double glazed window to the front, two radiators, fireplace, stairs leading to the first floor level

Breakfast Kitchen: 16' 4" x 12' 2" (4.99m x 3.72m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, two islands, inset sink and drainer unit, uPVC double glazed window to the rear, uPVC double glazed window to the side, under stairs storage cupboard, tiled floor, radiator, door leading to the garage

Dining Room: 10' 1" x 9' 8" (3.07m x 2.95m) having uPVC double glazed French style doors leading to the rear garden, laminate flooring, radiator

Utility Room: 8' 0" x 5' 4" (2.44m x 1.62m) having uPVC double glazed window and door, wash hand basin, wall mounted boiler, fitted base and wall cupboards, plumbing for washing machine, tiled floor

On The First Floor

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

Bedroom One: 15' 10" x 7' 6" (4.82m x 2.29m) having uPVC double glazed window to the front and side, laminate flooring, radiator, archway to:

Dressing Area: 7' 6" x 6' 6" (2.29m x 1.98m) having door leading to:

Ensuite Shower Room: 7' 6" x 5' 9" (2.29m x 1.75m) having shower cubicle with fitted electric shower, low flush W.C., pedestal wash hand basin, radiator, obscure uPVC double glazed window to the rear, shaver point

Bedroom Two: 11' 11" x 11' 5" (3.64m x 3.47m) having uPVC double glazed window to the front, laminate flooring, radiator

Bedroom Three: 11' 4" x 9' 8" (3.46m x 2.94m) having uPVC double glazed window to the rear, radiator, built in wardrobe, laminate flooring

Bedroom Four: 8' 7" x 7' 9" (2.62m x 2.37m) having uPVC double glazed window to the front, radiator, built in drawers, desk and shelving

Bathroom: 6' 7" x 6' 3" (2.01m x 1.91m)

Outside: having a fully fenced enclosed garden to the rear with lawn, decking area, outside tap, outside light and side gated access. Block paved foregarden

Garage: having up and over door to the front electric car charging point, power and light connected. Currently used for storage





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: D

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.

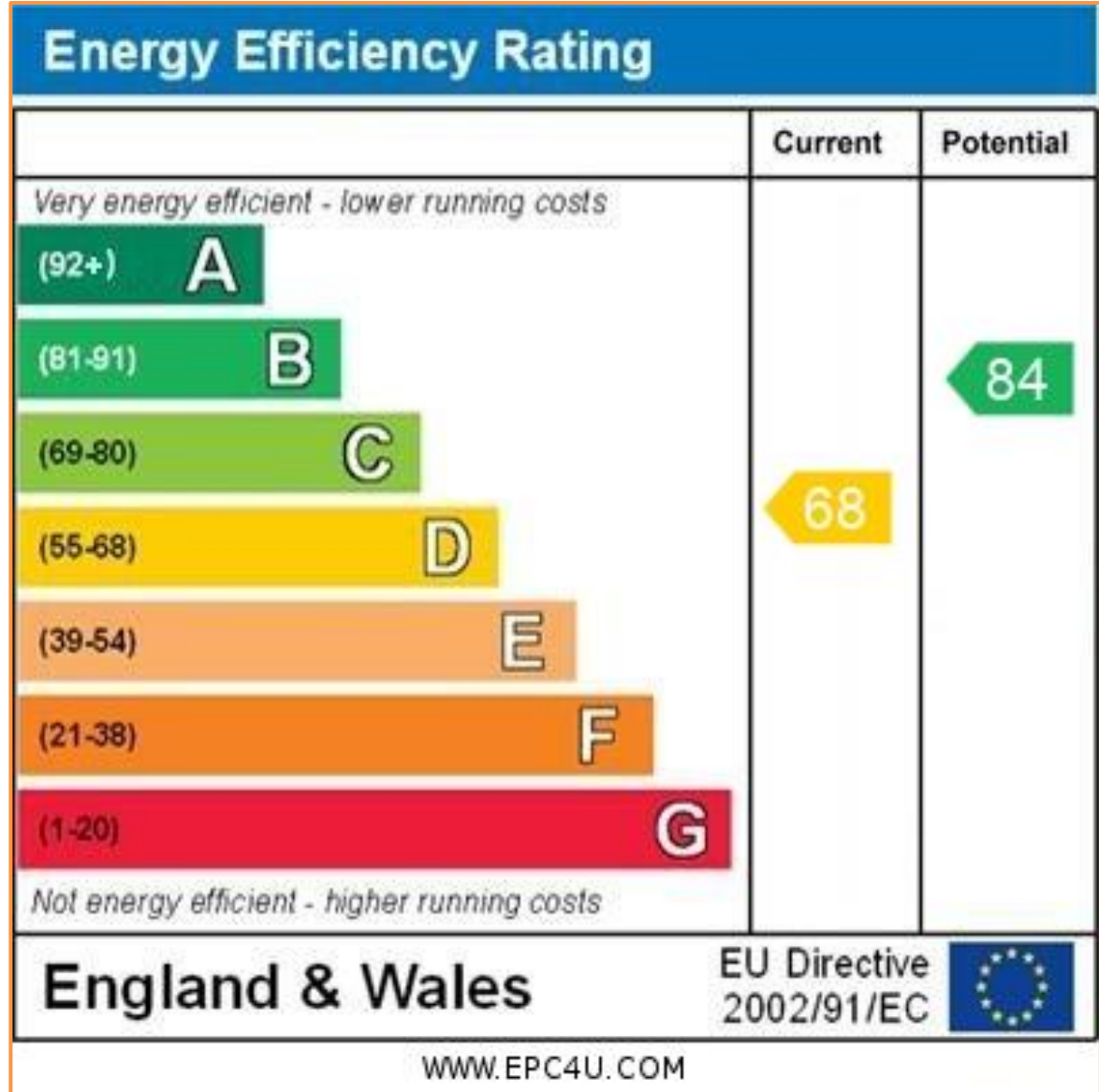
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£350,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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