



Treetops Drive,
Willenhall, WV12 4BQ

SKITTS
ESTATE AGENTS

Accommodation description

A lovely three bedroom property located just off Furzebank Way and offering comfortable family living, with kitchen & dining to rear and lounge to front, whilst to the first floor are three bedroom and bathroom. The property is offered with no upward chain and has parking for three cars via driveway leading to carport and garage beyond.

Entrance Hall: having double glazed entrance door to the side, double glazed window to the side, radiator, stairs leading to the first floor level

Lounge: 17' 1" x 10' 10" (5.21m x 3.31m) having double glazed bow window to the front, ornate fireplace with gas fire, radiator, TV point, decorative plaster work to ceiling

Dining Room: 13' 4" x 7' 10" max (4.07m x 2.40m) having double glazed patio doors leading to the rear garden, radiator, TV point, access to under stairs cupboard, open access archway and hatch to kitchen

Kitchen: 9' 11" x 9' 3" (3.03m x 2.83m) having a fitted kitchen, work surfaces, cooker point with cooker hood, space for washing machine, archway to dining room, double glazed window to the rear

On The First Floor

Landing: having access to loft storage area, airing cupboard housing the Worcester central heating boiler, doors leading off to:

Bedroom One: 10' 6" x 9' 9" (3.20m x 2.97m) double bedroom having double glazed window to the front and side, built in wardrobes, radiator, TV point

Bedroom Two: 8' 2" x 6' 5" (2.49m x 1.95m) double bedroom, having double glazed window to the front, radiator and built in storage

Bedroom Three 8' 2" x 6' 5" (2.49m x 1.95m) having sliding door with radiator and double glazed window to front

Bathroom: having suite comprising bath with electric shower over and screen, wash hand basin, W.C., fully tiled, radiator, double glazed window to the rear

Outside: having a lawned area to the front with driveway for three cars with carport to side and access to garage. To the rear there is a large patio area leading to steps up to raised lawn with front facing low level brick wall and door access to garage

Garage: having up and over door to the front and side door



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: B

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.

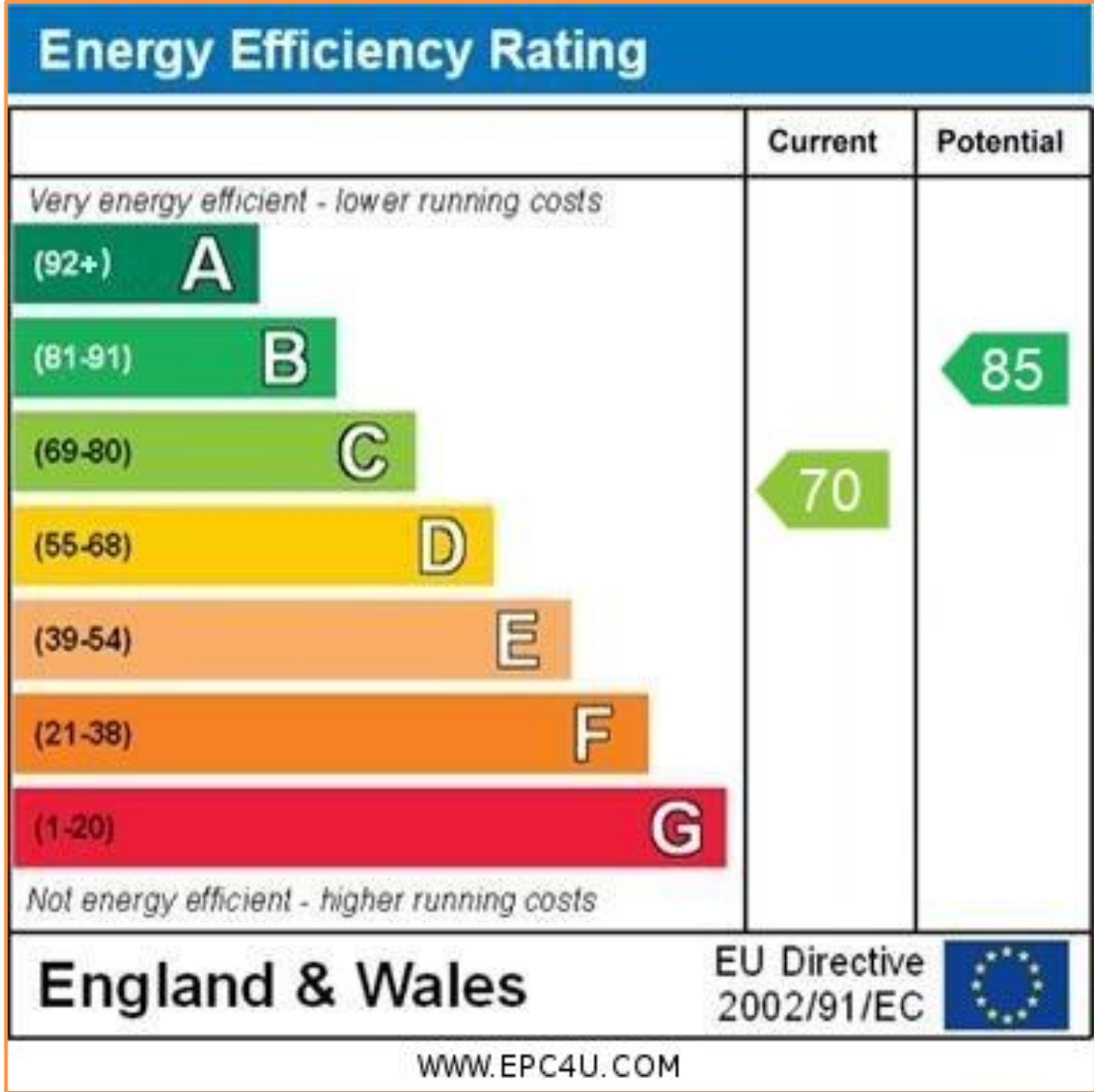
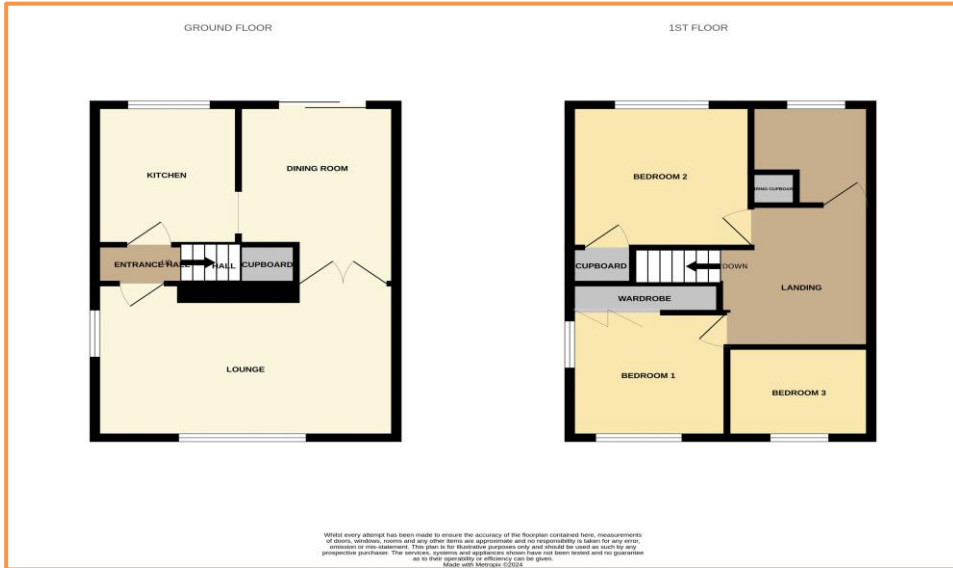
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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