



**Kewstoke Close,**  
Willenhall, WV12 5DX

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**A well maintained family home with three good sized bedrooms located to this cul de sac on the Sneyd Park Estate, just off Kewstoke Road. The property has two reception rooms, fitted kitchen and conservatory plus upstairs is a family bathroom with four piece bathroom suite. Ideal for the needs of a modern family with parking and garage to front and a low maintenance rear garden.**

**Entrance Porch:** having double glazed door to the front, double glazed window to the side, and further door into:

**Lounge:** *11' 11" x 11' 9" (3.64m x 3.57m)* having double glazed bow window to the front, brick fireplace, radiator, laminate flooring, stairs leading off to the first floor and bi-fold doors opening into:

**Dining Room:** *9' 4" x 8' 11" (2.84m x 2.71m)* having laminate flooring, door to kitchen and double glazed patio doors leading to:

**Conservatory:** *9' 10" max x 6' 10" (2.99m x 2.08m)* being of uPVC construction and having double glazed windows to the rear and side, patio doors opening to garden, laminate flooring

**Kitchen:** *11' 3" x 7' 1" (3.43m x 2.17m)* having a range of fitted wall and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in oven, hob and cooker hood, space and plumbing for washing machine, space for refrigerator/freezer, access to under stairs cupboard, door leading to the rear garden

### On The First Floor

**Landing:** having double glazed window to the side, radiator, access to loft storage area, doors leading off to:

**Bedroom One:** *11' 11" x 9' 0" to wardrobe front (3.63m x 2.75m)* double bedroom having double glazed window to

the front, fitted wardrobes with sliding mirrored doors, radiator, TV point

**Bedroom Two:** *10' 9" x 8' 5" to wardrobe front (3.27m x 2.56m)* double bedroom having double glazed window to the rear, radiator, laminate flooring, fitted wardrobes

**Bedroom Three:** *9' 7" x 8' 9" (2.92m x 2.67m)* having double glazed window to front and radiator

**Bathroom:** having double glazed windows to the rear and to the side, radiator, suite comprising panelled bath, shower cubicle, wash hand basin, W.C., fully tiled walls

**Outside:** Front - having driveway and garden to front Rear - having a low maintenance rear garden with two slabbed patio areas, enclosed to all sides, cold water tap to rear wall and gated side access





# 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.

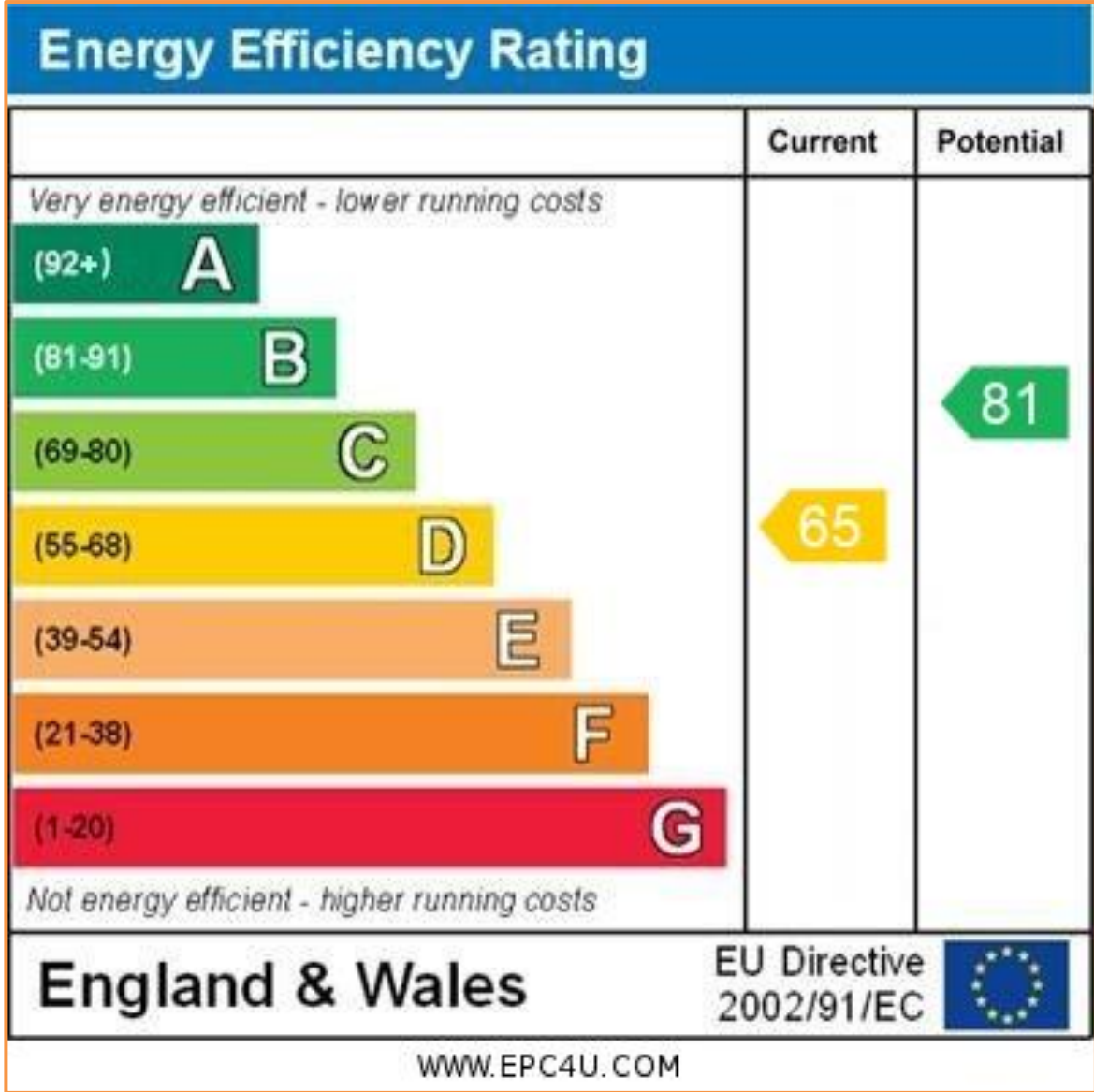
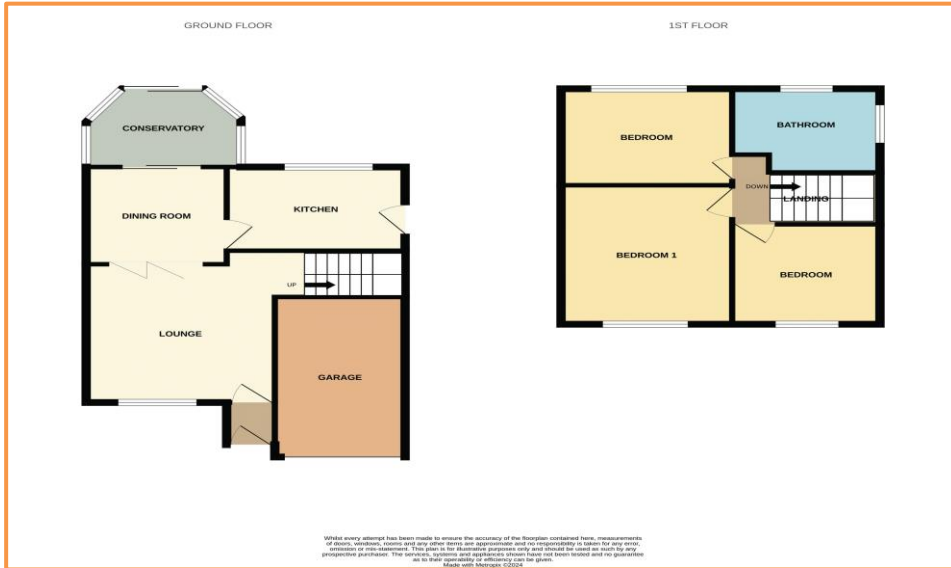
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £230,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)