



Watery Lane,
Willenhall, WV13 3BS

SKITTS
ESTATE AGENTS

Accommodation description

A much improved family home which has been extended to create a larger home plus annexe to the side, which can be self contained - ideal for parent/grandparent perhaps. The footprint of the living space has been increased to the main home with cosy lounge/diner to rear. A low maintenance garden to the rear complements this impressive property perfectly with block paved driveway to the front. The property itself is set within a small cul de sac just off Noose Lane, with easy access to Willenhall / Wolverhampton and Wednesfield.

Entrance Hall: having door to the side, radiator, doors leading to the annexe and lounge

Lounge: 14' 7" x 11' 1" (4.44m x 3.39m) having double glazed window to the front, radiator, TV point, log burner, door leading to staircase, open access to the kitchen

Kitchen: 14' 3" x 9' 4" (4.35m x 2.85m) having a fitted kitchen comprising wall and base cupboards with solid oak work surfaces over, Belfast sink, six burner rangemaster cooker, space for refrigerator, radiator, door to

understairs cupboard, door to annexe and open access to cosy lounge/dining area to rear

Lounge /Diner Area: 10' 7" x 8' 9" (3.22m x 2.67m) having uPVC double glazed windows, double glazed French style doors leading to the rear garden, feature log burner on raised platform

On The First Floor

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

Bedroom One: 21' 1" x 7' 7" (6.43m x 2.30m) having double glazed window to the rear and to the side, radiator, laminate flooring

Bedroom Two: 12' 0" x 7' 10" (3.65m x 2.38m) having double glazed window to the front, built in storage, radiator, laminate flooring

Bedroom Three: 9' 5" x 7' 10" (2.87m x 2.39m) having double glazed window to the rear, radiator, TV point, laminate flooring

Bedroom Four: 6' 11" x 6' 2" (2.11m x 1.87m) having double glazed window to the front, radiator, laminate flooring

Bathroom: having suite comprising bath with mains fed shower over, wash hand basin, W.C., part tiling, chrome effect radiator, double glazed window to the rear

Annexe Lounge: 12' 7" max x 11' 1" max (3.83m x 3.39m) having double glazed window to the front, radiator, TV point, double glazed Velux window to the side

Annexe Utility: 7' 7" x 4' 9" (2.30m x 1.45m) having wall cupboard and shelving, space for microwave, radiator, double glazed door to outside

Annexe Bedroom: 10' 6" x 7' 7" (3.21m x 2.30m) having double glazed window to the side, radiator, TV point

Annexe Shower Room: having suite comprising shower cubicle, vanity wash hand basin, W.C., fully tiled, chrome radiator, double glazed window to the side

Outside: having block paved driveway to the front. Rear garden with large patio, raised terrace, shed and side entrance, with covered area currently used as utility for washing machine and tumble dryer





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.

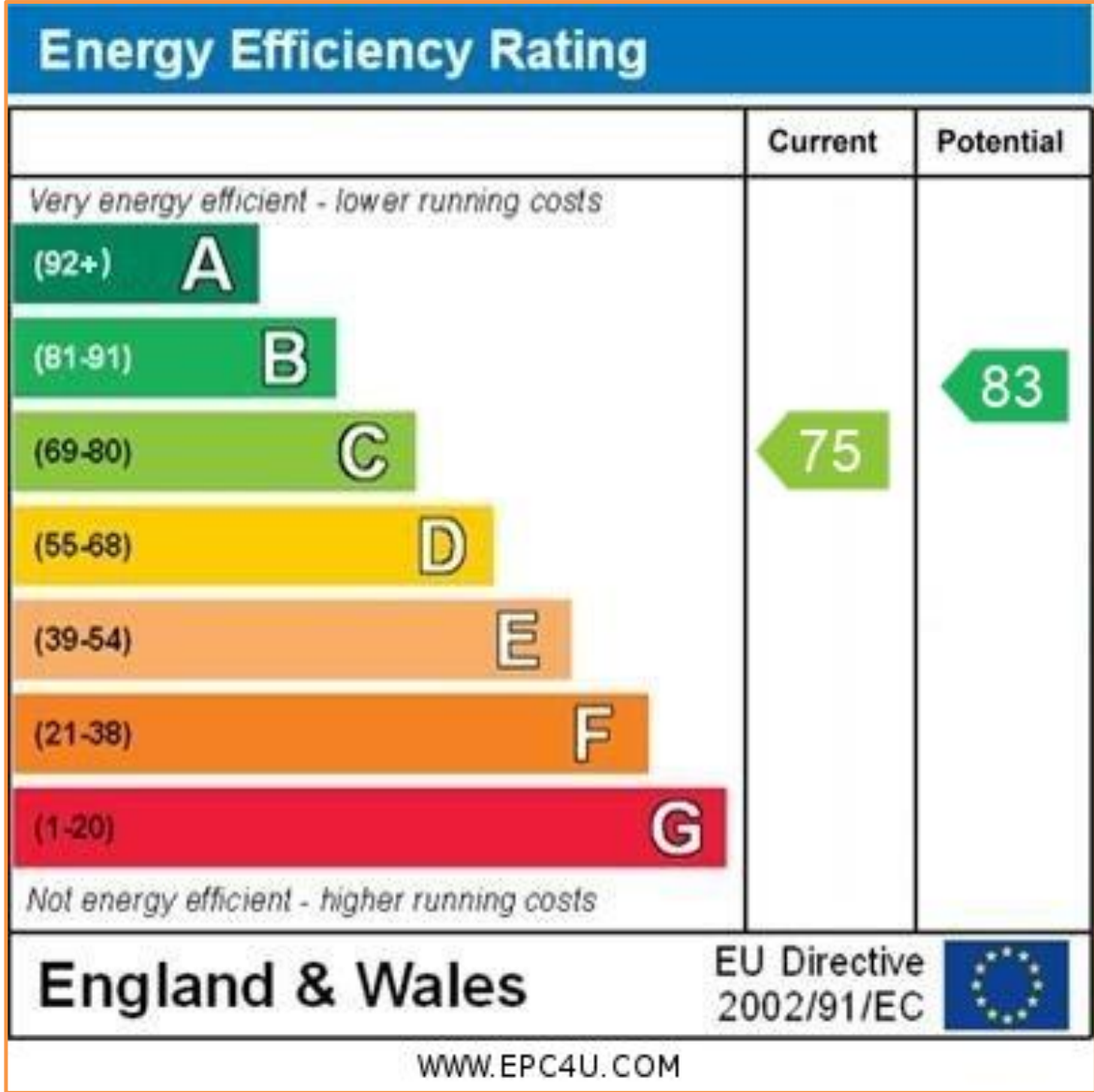
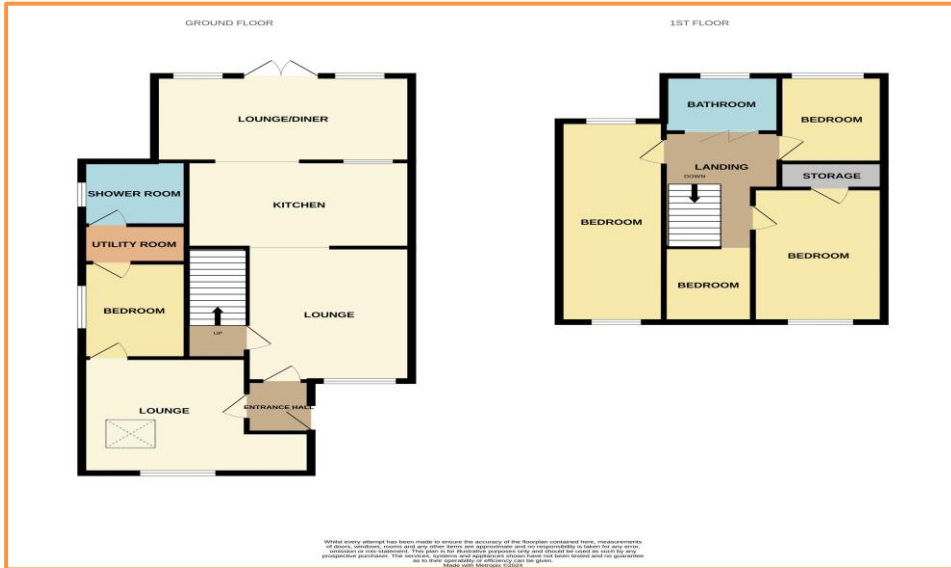
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£350,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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