



Bilston Lane,
Willenhall, WV13 2QB

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED TRADITIONAL FOUR BEDROOM DETACHED HOUSE**** offering NO CHAIN. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen/diner, downstairs w.c., four bedrooms, bathroom, generous rear garden, driveway and garage. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!

Description Skitts are pleased to offer for sale this extended four bedroom detached house situated close to local schools and amenities. Being sold with no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen/dining room, downstairs w.c., modern bathroom, generous rear garden, driveway and garage.

Entrance Hall: having uPVC double glazed front entrance door, uPVC double glazed window to the side, radiator, stairs leading off to the first floor, laminate flooring, door to garage

Lounge: 15' 11" into bay x 12' 11" into recess (4.85m x 3.94m) having fireplace, radiator, uPVC double glazed bay window to the front, laminate flooring

Kitchen/Diner: 18' 7" x 12' 11" (5.67m x 3.93m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, space for range style cooker with extractor hood above, space and plumbing for washing machine, uPVC double glazed windows to the side and rear, uPVC double glazed door leading to the rear garden, obscure single glazed window to the side, radiator

Downstairs W.C.: having low flush W.C., wash hand basin, tiled floor, half tiled walls

On The First Floor

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

Bedroom One: 12' 9" x 12' 4" (3.89m x 3.75m) having uPVC double glazed window to the front, radiator, wardrobe with uPVC double glazed window to the front

Bedroom Two: 10' 4" x 9' 4" (3.15m x 2.85m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 10' 2" max x 9' 2" (3.09m x 2.80m) having uPVC double glazed window to the front, radiator

Bedroom Four: 10' 1" x 7' 1" (3.08m x 2.16m) having uPVC double glazed window to the rear, radiator

Bathroom: 7' 2" x 6' 6" (2.18m x 1.97m) having suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, heated towel rail, uPVC double glazed window to the rear

Outside: having enclosed fenced garden to the rear with lawn, paved patio and shed. Paved driveway to the fore providing off road parking

Garage: 17' 4" x 10' 2" max (5.28m x 3.09m) having up and over door to the front, obscure uPVC double glazed window to the rear, door leading to the garden, wall mounted gas central heating boiler



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: 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.

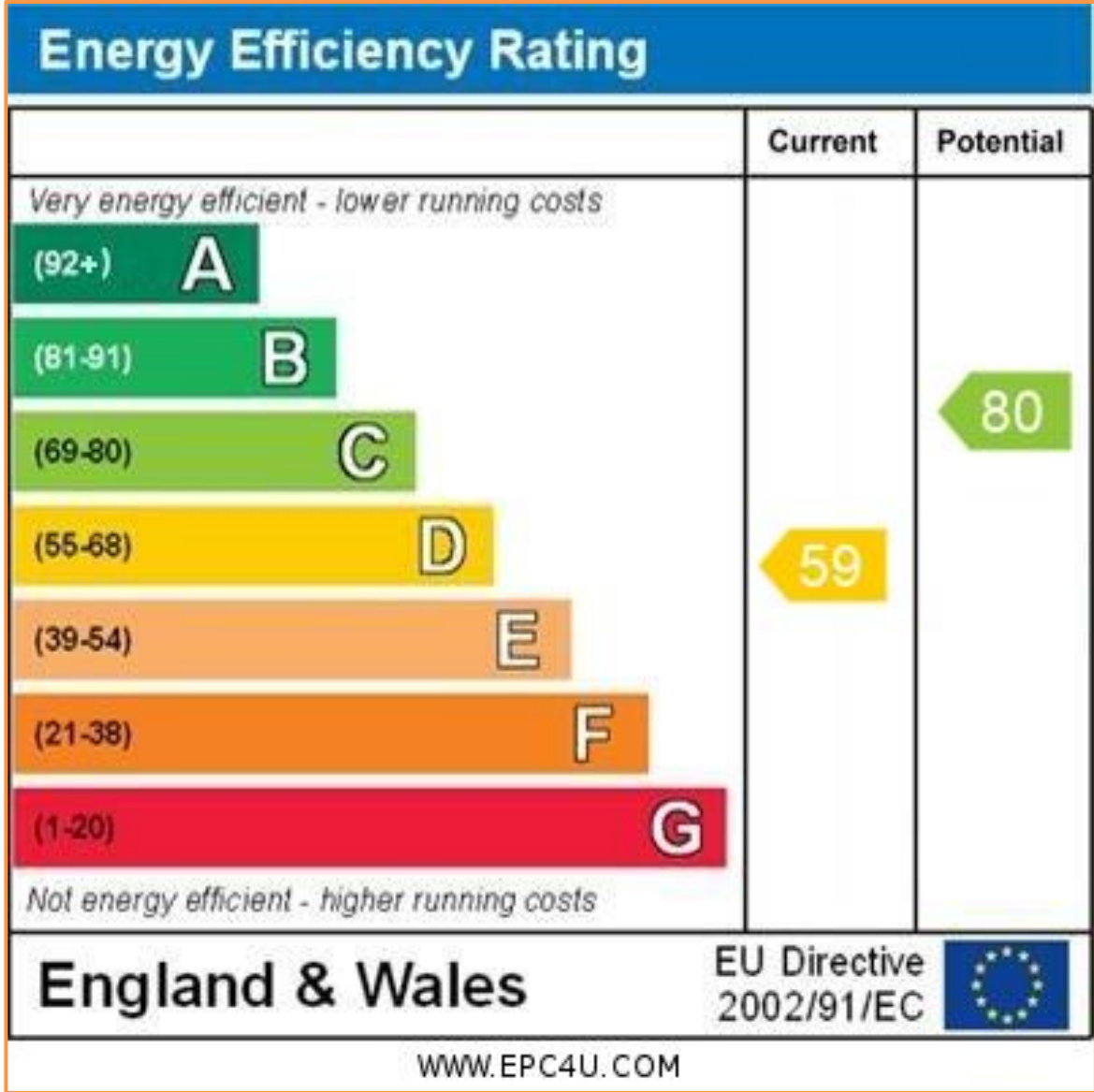
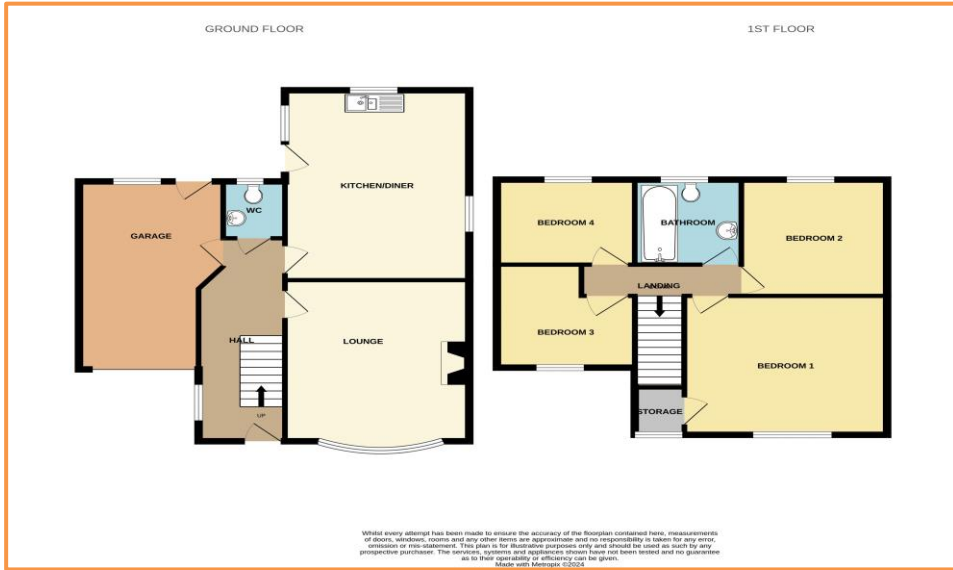
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£270,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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