



Hawkswell Drive,
Willenhall, WV13 3EH

SKITTS
ESTATE AGENTS

Accommodation description

Family home ideally suited to the needs of younger families with four bedrooms, and two reception rooms plus fitted kitchen with appliances and large conservatory. To the outside is a private rear garden and driveway to front with access to garage. This property is located on the ever popular Hadley Heath estate and is sure to create a lot of interest so please call now to book your viewing on 01902 631151

Entrance Porch: having double glazed door to the front, double glazed windows to the side and front, laminate flooring, further double glazed door leading to:

Entrance Hall: having radiator, laminate flooring

Lounge: 13' 7" x 9' 9" (4.14m x 2.97m) having feature fireplace with gas fire, three wall light points, laminate flooring, radiator, double glazed window to the front

Dining Room: 9' 4" x 6' 9" (2.84m x 2.06m) having radiator, laminate flooring, double glazed patio doors leading to:

uPVC Double Glazed Conservatory: 14' 10" to window x 9' 11" to window (4.52m x 3.01m) having a pitched roof, laminate flooring, radiator, double glazed French style doors leading to the rear garden

Kitchen: 13' 2" x 7' 7" (4.01m x 2.32m) having a range of fitted wall and base cupboard units with quartz effect work surfaces over, inset stainless steel sink and drainer unit, built in oven, inset gas hob and cooker hood above, space and plumbing for washing machine, space for fridge freezer, radiator, under stairs storage cupboard, two double glazed windows to the rear, door leading to dining room

On The First Floor

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

Bedroom One: 13' 4" max x 12' 3" (4.06m x 3.73m) having two double glazed windows to the front, fitted wardrobes and built in storage, radiator

Bedroom Two: 9' 0" x 6' 11" (2.75m x 2.11m) having double glazed window to the rear, radiator

Bedroom Three: 9' 11" x 6' 9" (3.02m x 2.06m) having double glazed window to the front, radiator, laminate flooring

Bedroom Four: 8' 10" x 6' 9" (2.69m x 2.05m) having double glazed window to the rear, radiator

Bathroom: having suite comprising bath, vanity wash hand basin, low flush W.C., part tiling and part panelling, chrome effect radiator, double glazed window to the rear

Outside: having a block paved driveway providing off road parking for two cars, gravelled quadrant to corner. Garden to the rear with patio leading to lawn area and shed,

enclosed by fencing to all sides with occasional shrubs to borders

Garage: 12' 10" x 6' 11" (3.92m x 2.12m) having double doors to the front, door from the dining room, Worcester central heating boiler to wall





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.

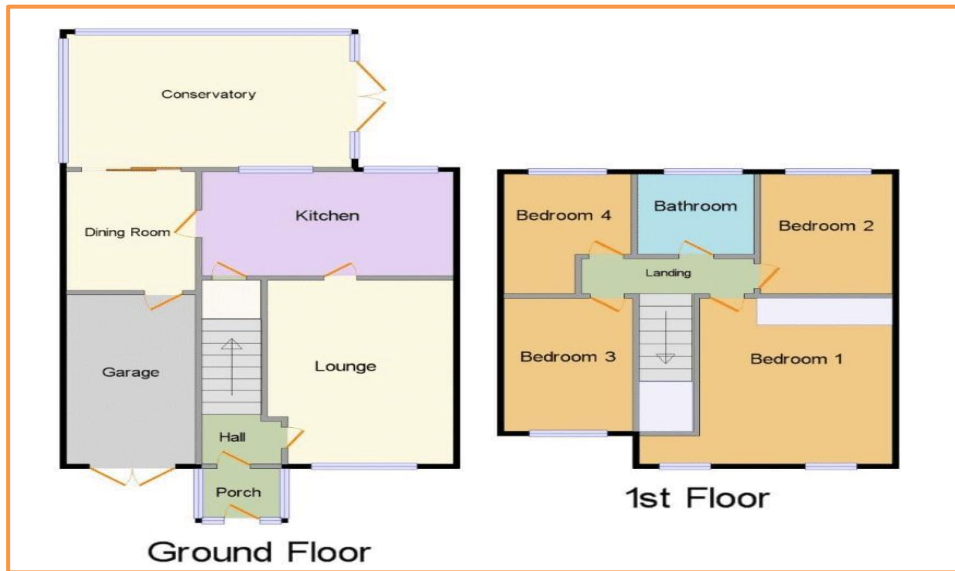
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**


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.



Offers Over £240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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