



**Uplands Road,**  
Willenhall, WV13 3PD

**SKITTS**  
ESTATE AGENTS

## Accommodation description

A well presented and well loved family home located to the top of this cul de sac and turning circle, making it an ideal choice for anyone in need of multi car driveway. The property itself offers two reception rooms and well equipped fitted modern white gloss fronted units, whilst upstairs has three generous bedrooms and family bathroom. To the side is a garage which has been insulated and upgraded and would be ideal for a variety of uses, from gym to playroom or work from home space. Outside is an attractive rear garden which is mainly laid to lawn, and perfect for a kick about with the kids or relaxing and socialising with family and friends.

**Porch:** having double glazed front entrance door, double glazed windows to the front and side, tiled floor

**Hall:** having front entrance door in, stairs leading to the first floor level, radiator, under stairs cupboard

**Lounge:** 12' 10" into alcove x 10' 1" (3.92m x 3.07m) having double glazed window to the front, radiator, TV point

**Kitchen:** 9' 10" x 8' 3" (2.99m x 2.51m) having double glazed window to the rear, fitted kitchen with a range of base units with space for cooker, stainless steel sink and drainer unit, tiled splashbacks, doors to garage and dining room

**Dining Room:** 11' 1" x 9' 10" into alcove (3.38m x 3.00m) having double glazed French style doors to the rear, double glazed window to the rear, radiator, tiled floor

### On The First Floor

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

**Bathroom:** having double glazed window to the rear, bath with mains fed shower over and screen, W.C., wash hand basin, fully tiled walls, chrome heated towel rail

**Bedroom One:** 12' 1" fitted storage x 9' 11" (3.68m x 3.03m) double bedroom having double glazed window to the rear, radiator fitted storage to recess

**Bedroom Two:** 10' 3" x 10' 0" to wardrobes (3.12m x 3.06m) double bedroom having double glazed window, radiator, fitted wardrobes

**Bedroom Three:** 9' 3" x 6' 8" (2.81m x 2.03m) having double glazed window to the front, radiator

**Garage:** 24' 5" x 10' 2" typically (7.43m x 3.10m) having double glazed window to the rear, double glazed door to the rear, light and electrics. Currently used as part utility, double doors open to the front, radiator, Worcester central heating boiler on wall.

**Outside:** To the front is a driveway large enough to accommodate four vehicles To the rear is an attractive good sized garden with patio and lawn



# 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: 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.

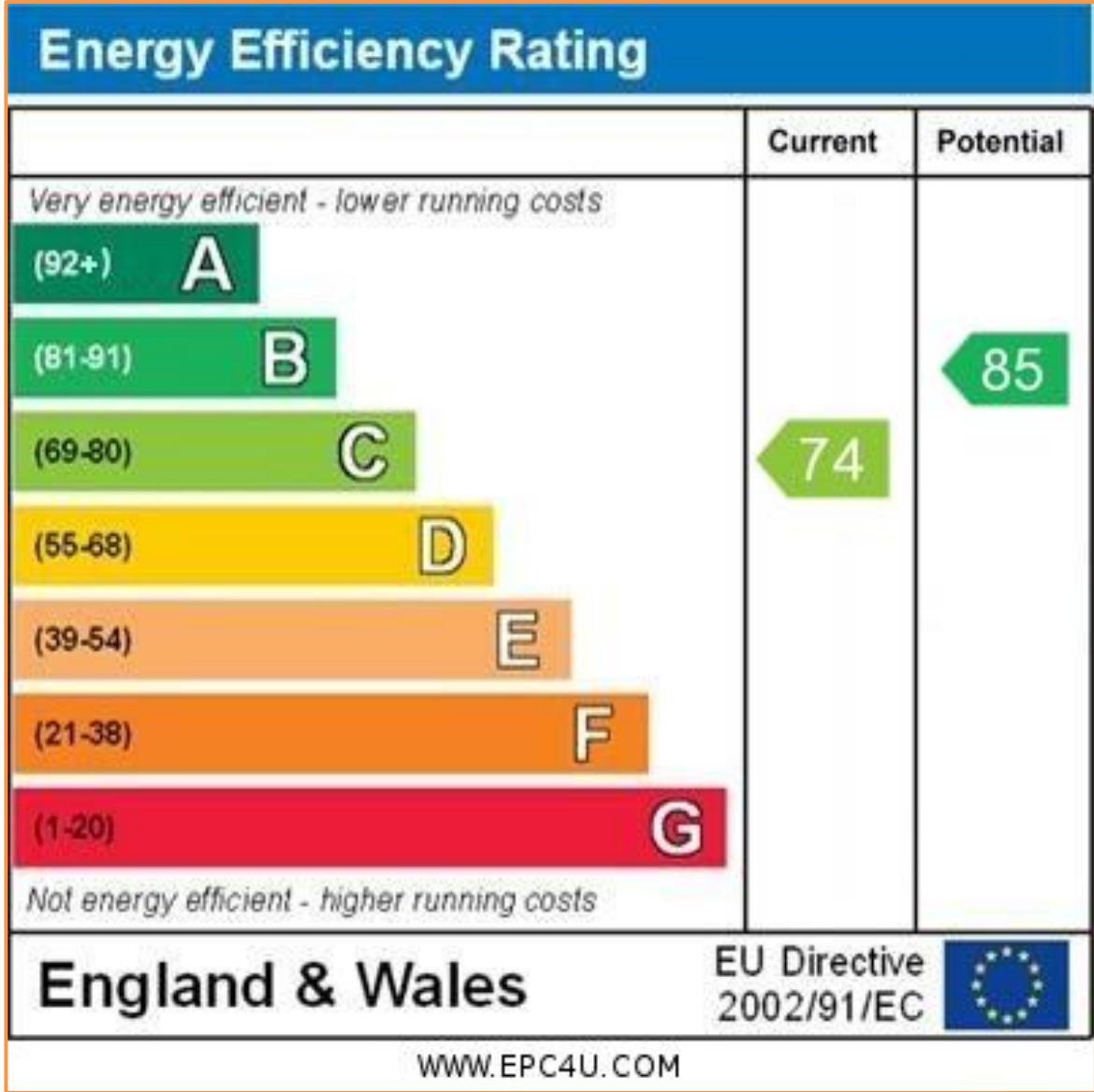
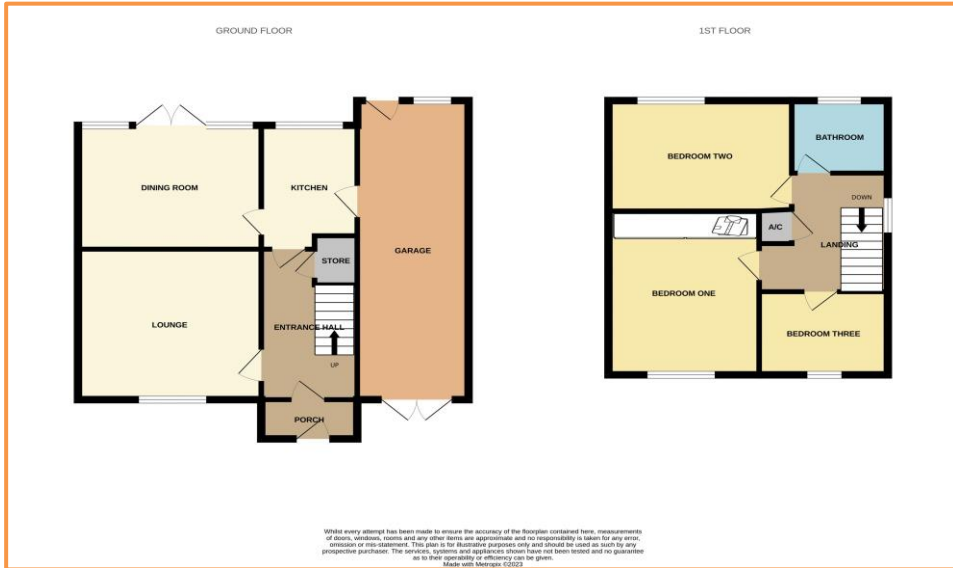
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£240,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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