



Broadmeadows Close,
Willenhall, WV12 5JW

SKITTS
ESTATE AGENTS

Accommodation description

A modern link-detached family home which offers everything you need for family living with three bedrooms, spacious living space and fitted kitchen/diner plus private and enclosed outdoor space plus garage and driveway. The property is located within this quiet cul de sac location and offers easy access to local commuter routes. This property is offered with NO UPWARD CHAIN

Hall: having front entrance door, light point, laminate flooring, door leading to:

Lounge: 16' 6" x 14' 4" excluding stairs (5.04m x 4.37m) having double glazed window to the front, two radiators, stairs leading to the first floor level, TV point, two ceiling light points

Kitchen/Diner 14' 4" x 8' 4" (4.36m x 2.53m) having a modern fitted kitchen with a range of wall mounted and base cupboard units, space for a range of appliances, tiled splashbacks, walk in storage cupboard, tiled floor, built in cupboard ideal for housing fire extinguisher, double glazed

window to the rear, double glazed sliding patio doors leading to the rear garden

On The First Floor

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

Bedroom One: 12' 9" x 8' 4" (3.88m x 2.55m) double bedroom having double glazed window to the front, radiator

Bedroom Two: 9' 11" to wardrobe x 8' 5" max (3.02m x 2.57m) double bedroom having double glazed window to the rear, radiator, two double built in wardrobes

Bedroom Three: 9' 9" max x 5' 9" (2.98m x 1.76m) having double glazed window to the front, radiator

Bathroom: having a white four piece suite comprising bath, shower cubicle, W.C., wash hand basin, two double glazed windows to the rear, radiator, fully tiled walls.

Outside: having enclosed garden to the rear with decorative patio leading to lawned area plus a sectioned area of raised borders currently being used to grow beetroot, carrots and flowers, door leading to rear access for garage. Lawned foregarden and a block paved driveway to the fore

Garage: 16' 10" x 7' 9" (5.13m x 2.36m) having wall mounted "Ideal" central heating boiler, up and over door to the front, light and electrics





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.

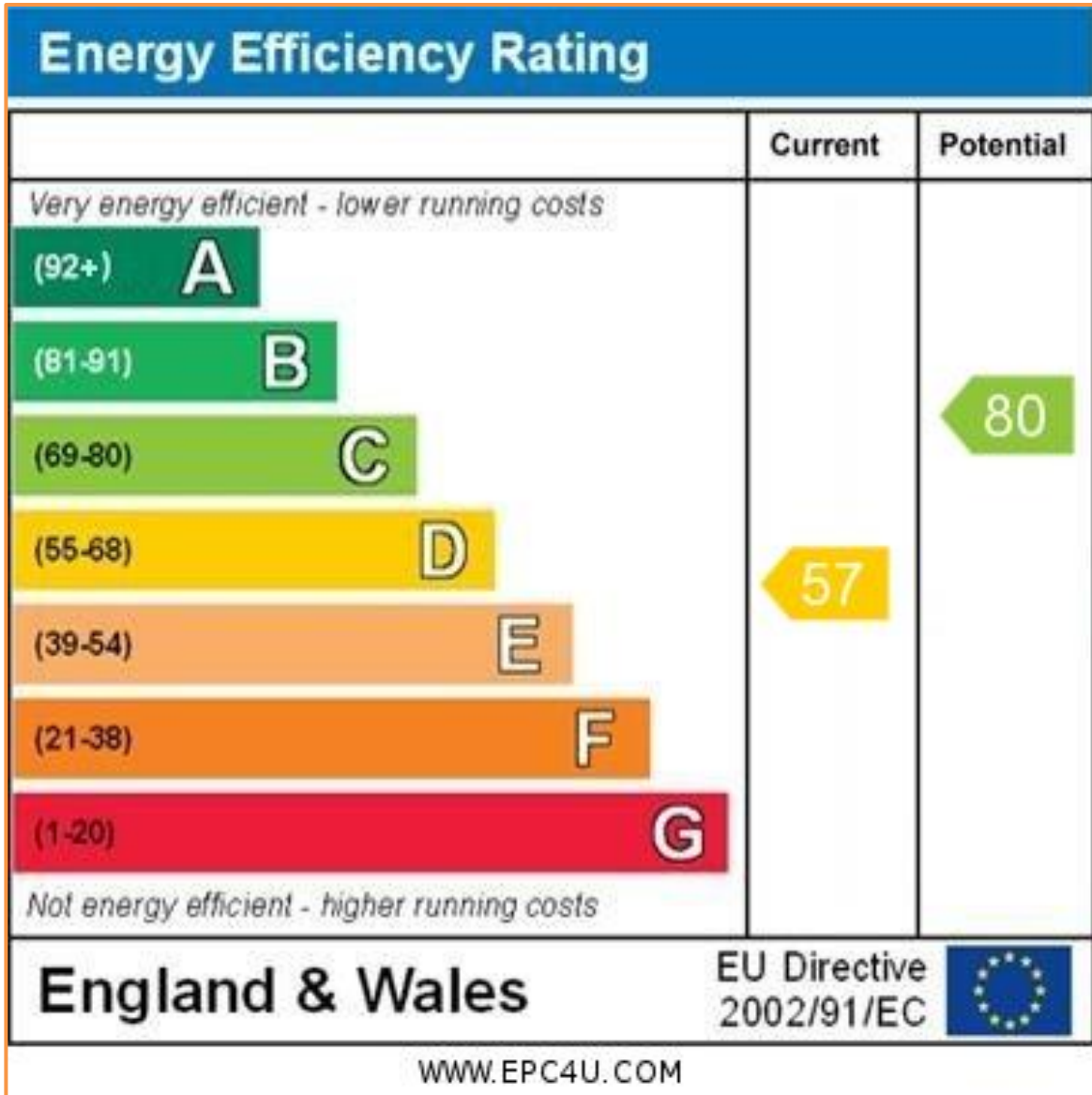
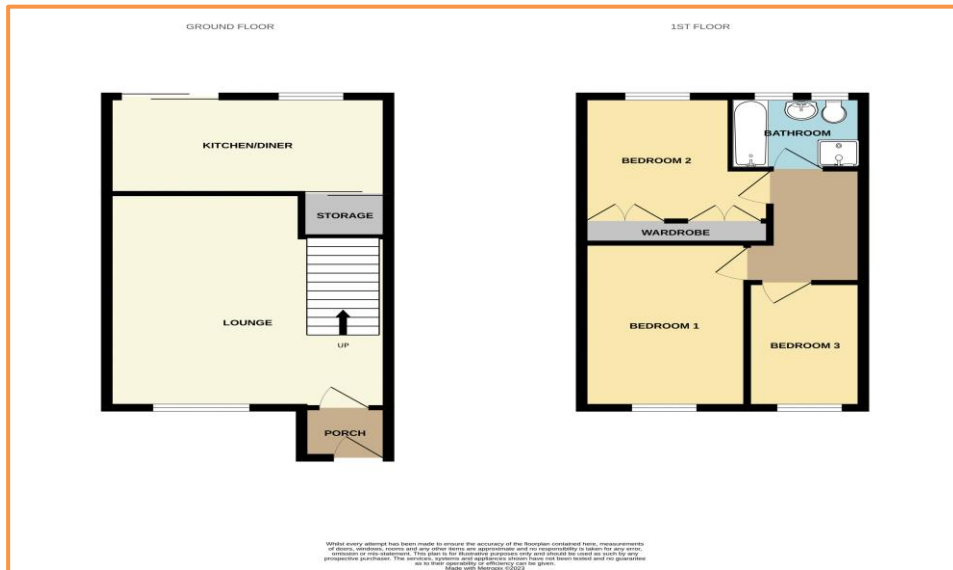
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 in the Region Of £195,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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