



**Noose Lane,**  
Willenhall, WV13 3BT

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A WELL PRESENTED MODERN FOUR BEDROOM THREE STOREY SEMI-DETACHED HOUSE\*\* close to schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, downstairs w.c., fitted kitchen/diner with built-in appliances, lounge with French doors onto the rear garden, three bedrooms and family bathroom to the first floor, master bedroom with en-suite to the second floor, front and rear garden, garage and driveway to the rear. CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are delighted to offer for sale this modern four bedroom three storey semi-detached house which must be viewed to appreciate the accommodation on offer. Benefits from gas radiator central heating and double glazing. Comprises of entrance hall, downstairs w.c., fitted kitchen/diner with built-in appliances, lounge, three bedrooms and a family bathroom to the first floor, master bedroom with en-suite shower room to the second floor, low maintenance gardens, single garage and driveway located to the rear..

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

**Downstairs W.C.:** having obscure uPVC double glazed window to the front, low flush W.C., pedestal wash hand basin, radiator, extractor

**Kitchen/Diner:** *14' 5" excluding bay x 8' 9" (4.39m x 2.66m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, low level sensor lighting beneath base units, inset one and a half bowl sink and drainer unit, built in double electric oven, inset gas hob and extractor, integrated refrigerator/freezer, washer/dryer and dishwasher, radiator, uPVC double glazed bay window to the front

**Lounge:** *15' 10" x 11' 4" (4.82m x 3.46m)* having uPVC double glazed French style doors to the rear, two radiators

## On The First Floor

**Landing:** having stairs leading to the second floor level, storage cupboard

**Bedroom Two:** 13' 1" x 8' 9" (4.00m x 2.67m) having uPVC double glazed window to the rear, radiator

**Bedroom Three:** 12' 8" max into recess x 9' 2" (3.85m x 2.80m) having uPVC double glazed window to the front, radiator

**Bedroom Four:** 9' 7" x 6' 10" (2.91m x 2.08m) having uPVC double glazed window to the rear, radiator

**Family Bathroom:** 6' 9" x 6' 4" (2.07m x 1.94m) having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., part tiled walls, uPVC obscure double glazed window to the front

## On The Second Floor

**Bedroom One:** 19' 2" max x 12' 3" (5.83m x 3.74m) having a upvc double glazed window to the front, three storage cupboards, access to loft storage area, radiator, door leading to:

**En-Suite:** 7' 11" x 5' 1" (2.42m x 1.54m) having corner shower cubicle with fitted shower, pedestal wash hand basin, low flush W.C., radiator, extractor and Velux window

**Outside:** having enclosed fenced garden to the rear with paved patio, artificial grass and side gate. Gravelled to the fore with path to front entrance

**Garage:** 17' 7" x 8' 4" (5.35m x 2.54m) having up and over door to the front, spotlights and power points

**Agents Note:** There is an annual maintenance charge payable of £200.00





# 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: B**

**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 £260,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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