



**Warwick Avenue,**  
Willenhall, WV13 1JN

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**A modern detached family home fitted with additional high security fittings to further enhance security and privacy. This family home offers two generous reception rooms, downstairs WC, fitted kitchen with integral appliances with four upstairs bedrooms, including master with en suite. The property has a garage with roller shutter type door and driveway to front, with enclosed rear garden which is mainly laid to lawn. this property is offered with no upward chain**

**Porch:** entered via a high security entrance door, two windows to the front

**Entrance Hall:** having high security entrance door in, stairs leading to the first floor level, radiator, tiled floor

**Reception Room One:** *12' 7" into bay x 10' 3" (3.84m x 3.13m)* having double glazed window to the front plus second layer of security windows, radiator, laminate flooring

**Reception Room Two:** *14' 8" x 10' 3" (4.47m x 3.12m)* having double glazed French doors to the rear complete with external security roller shutter, radiator, laminate flooring

**Downstairs W.C.:** located to under stairs area with W.C. and wash hand basin, radiator

**Kitchen/Diner:** *16' 1" x 8' 6" (4.89m x 2.60m)* having a range of wall mounted cupboards and base units with space for appliances and dining table, double glazed window to the rear and double glazed French style doors to the rear with external security roller shutter, radiator

## On The First Floor

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

**Master Bedroom:** 13' 4" x 10' 4" (4.07m x 3.15m) having double glazed window to the rear, radiator, laminate flooring, door leading to:

**Ensuite Shower Room:** having large shower cubicle, W.C., wash hand basin, radiator, double glazed window to the rear, extractor

**Bedroom Two:** 12' 4" x 10' 4" (3.75m x 3.15m) having double glazed window to the front, radiator, laminate flooring

**Bedroom Three:** 14' 4" max x 9' 0" (4.38m x 2.75m) having double glazed window to the front, radiator, laminate flooring

**Bedroom Four:** 9' 1" x 8' 5" max (2.77m x 2.57m) having double glazed window to the rear, radiator, laminate flooring

**Bathroom:** having a white suite comprising bath with shower over and screen, W.C., wash hand basin, double glazed window to the front, radiator

**Outside:** having a lawned garden to the front with double width driveway. The rear garden is mainly laid to lawn and enclosed by fencing and brick wall with pedestrian gated side access.

**Note:** The property has many high security fittings installed to make this more secure than a standard built property.

**Garage** Unmeasured. With roller shutter type door to front





# 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.

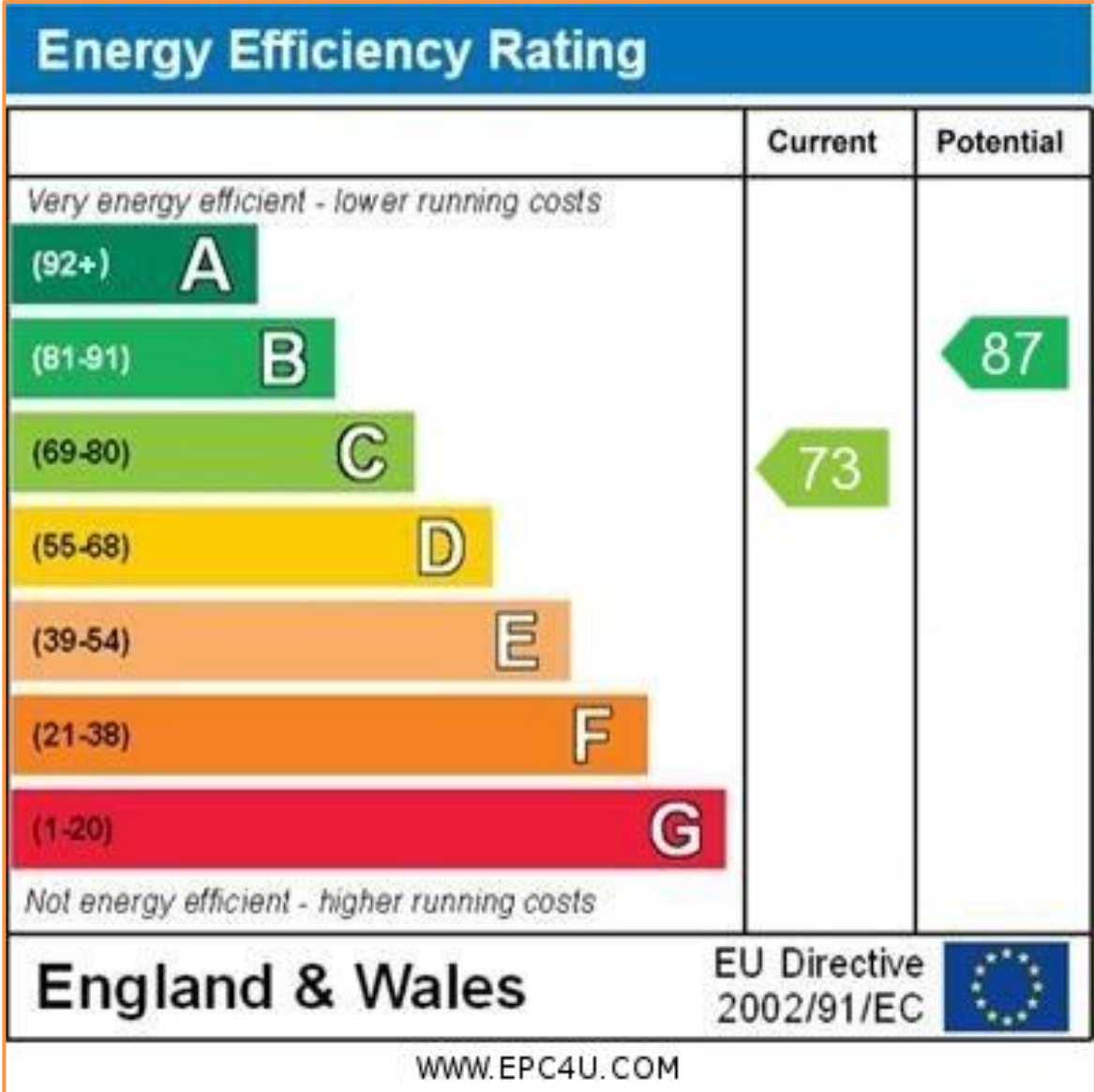
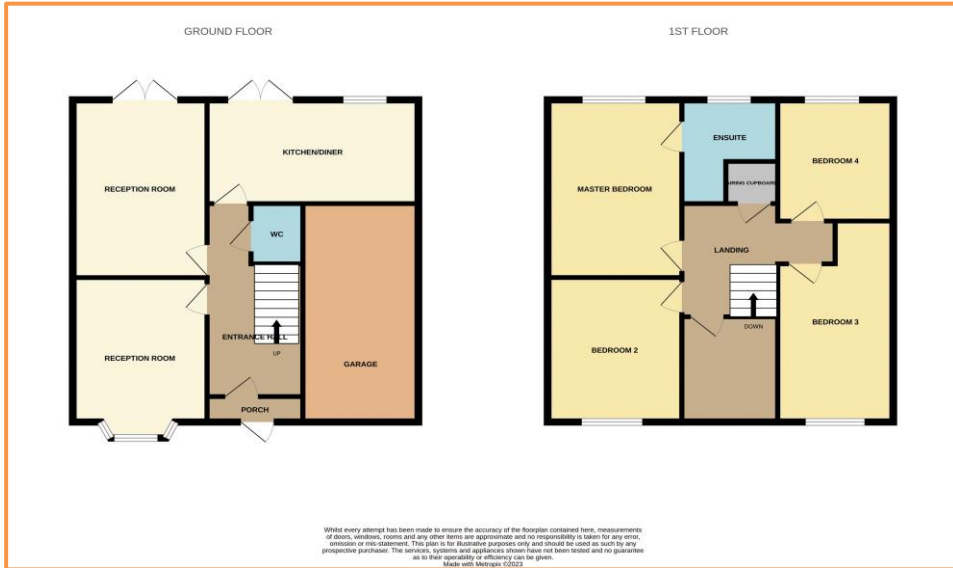
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£290,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)