



Uplands Road,
Willenhall, WV13 3PD

SKITTS
ESTATE AGENTS

Accommodation description

A beautifully decorated and well presented detached bungalow which has previously been extended to the rear and offers two double bedrooms, extended kitchen, dining room overlooking rear garden, and spacious lounge. To the outside is a driveway easily accommodating two to three cars with a garage, greenhouse and metal shed behind the property and a really generous L- shaped garden to the rear. A mining report is available as there is an entry outside of the property boundary but within 20 metres.

Entrance Porch: having double glazed door to the front, double glazed window to the front, storage unit, double glazed door entrance door leading to:

Entrance Hall: having radiator, access to insulated and part boarded to centre loft area with Worcester combination boiler, doors leading off to:

Lounge: *18' 9" x 11' 1" (5.72m x 3.37m)* having double glazed bow window to the front, radiator, TV point, feature fireplace with gas fire

Dining Room: *14' 1" x 7' 10" (4.29m x 2.40m)* having radiator, TV point, double glazed patio doors leading to the rear garden

Kitchen: *14' 3" x 10' 3" (4.35m x 3.12m)* having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, space for cooker, washing machine, dishwasher and American style fridge/freezer

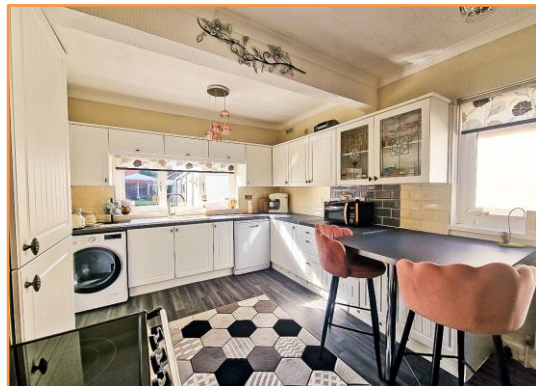
Bedroom One: *13' 7" x 10' 2" (4.14m x 3.11m)* having double glazed bow window to the front, radiator, TV point, mirror fronted wardrobes

Bedroom Two: *12' 6" x 8' 8" (3.81m x 2.65m)* having single glazed double doors to the rear, radiator, wardrobes and overhead storage cupboards

Bathroom: having suite comprising panelled bath with electric shower over and screen, modern circular vanity wash hand basin, W.C., extractor fan, fully tiled

Outside: having imprinted concrete driveway to the fore providing parking for two/three vehicles. Garden to the rear with decorative patio leading to neat and well maintained garden with raised tier to corner, shrubs to borders, metal shed and greenhouse included

Garage: having up and over door to the front, power and light connected





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.**

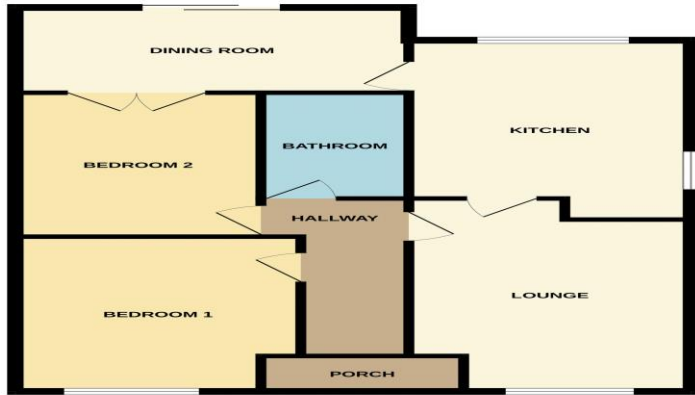
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, doors and windows should not be considered as being an indication of the actual dimensions. It is the responsibility of the client to verify the accuracy of the measurements. The client is advised to consult the architect or other professional for further information. This certificate is valid for 10 years from the date of issue. © Crown Copyright 2007. All Rights Reserved.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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

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