



Beech Road,
Willenhall, WV13 3DD

SKITTS
ESTATE AGENTS

Accommodation description

****A TRADITIONAL TWO BEDROOM DETACHED BUNGALOW**** situated close to Willenhall Memorial Park. Offers no chain. Great Potential to extend (subject to planning permission) Benefits from partial double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen, two bedrooms, loft room, shower room, verandah, enclosed rear garden, garage and driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this traditional two bedroom detached bungalow situated close to Willenhall Memorial Park. The property is being sold with no chain and benefits from partial double glazing and gas radiator central heating. Briefly comprises of hall, lounge, kitchen, shower room, loft room, verandah, front and rear gardens, driveway and garage

Entrance Hall: having part double glazed composite front entrance door, dado rail, radiator, loft access with pull down ladder leading to loft room

Lounge: 13' 1" x 11' 11" (4.00m x 3.63m) having double glazed bay window to the front, fireplace, radiator, two wall light points

Kitchen: 10' 11" x 7' 5" (3.33m x 2.25m) having a range of fitted cream gloss wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, space for cooker, single glazed window to the rear, radiator, stable style door leading to:

Verandah: 15' 6" x 8' 0" (4.73m x 2.43m) being single glazed with door leading to the rear garden.

Bedroom One: 11' 11" x 11' 5" (3.63m x 3.48m) having uPVC double glazed bay window to the front, radiator, built in double wardrobe

Bedroom Two: 11' 1" x 9' 10" (3.37m x 2.99m) having single glazed window to the rear, radiator, built in wardrobes

Shower Room: 8' 2" x 7' 4" (2.49m x 2.24m) having double shower cubicle with fitted shower, low flush W.C., pedestal wash hand basin, two built in cupboards, wall mounted boiler, obscure uPVC double glazed window to the side, radiator

Loft Room: having double glazed window to the front, power points and light

Outside: having enclosed fenced garden to the rear with lawn, paved patio and side gated access. To the front there is a dwarf wall with shaped lawn beyond, tarmacadam driveway and two outside lights

Garage: 25' 6" x 7' 9" (7.78m x 2.36m) having double doors to the front and door leading to the rear garden.



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.



£280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



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 the responsibility is taken for any error. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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