



Hawkswell Drive,
Willenhall, WV13 3EN

SKITTS
ESTATE AGENTS

Accommodation description

A stunning detached property located on this ever popular road which has been sympathetically extended and offers immaculately presented living accommodation. Located upon a generous plot which allows parking for up to three cars to the front and a generous pleasant garden to rear, inside is a modern fitted kitchen and spacious dining room to the rear and additional home office/bedroom three to side.

Entrance Hall: having stairs leading to the first floor level, radiator, door to;

Lounge: 13' 4" x 10' 7" (4.06m x 3.22m) having double glazed bow window to the front, radiator, gas fire, door to;

Kitchen: 13' 7" x 7' 11" (4.14m x 2.41m) having a range of fitted wall and base level cupboards with work surfaces over, inset single bowl sink and drainer unit, plumbing for automatic washing machine, double glazed window to the rear, built in storage cupboard, opening to;

Dining/Sitting Room: 17' 9" x 8' 4" (5.41m x 2.54m) having two double glazed windows to the rear, door leading to the rear, radiator

Side Store/Hall: having doors leading to the front and rear elevations, double glazed window to the front

On The First Floor

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

Bedroom One: 10' 7" x 10' 0" to wardrobes (3.22m x 3.05m) having two double glazed windows to the front, radiator, built in wardrobe, built in storage cupboard

Bedroom Two: 9' 1" x 7' 4" (2.77m x 2.23m) having double glazed window to the rear, radiator

Bathroom: having suite comprising bath with shower over, wash hand basin, low flush W.C., double glazed window to the rear, radiator

Outside: enclosed rear garden with patio and lawn. Lawned foregarden with block paved driveway providing off road parking





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: B

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.

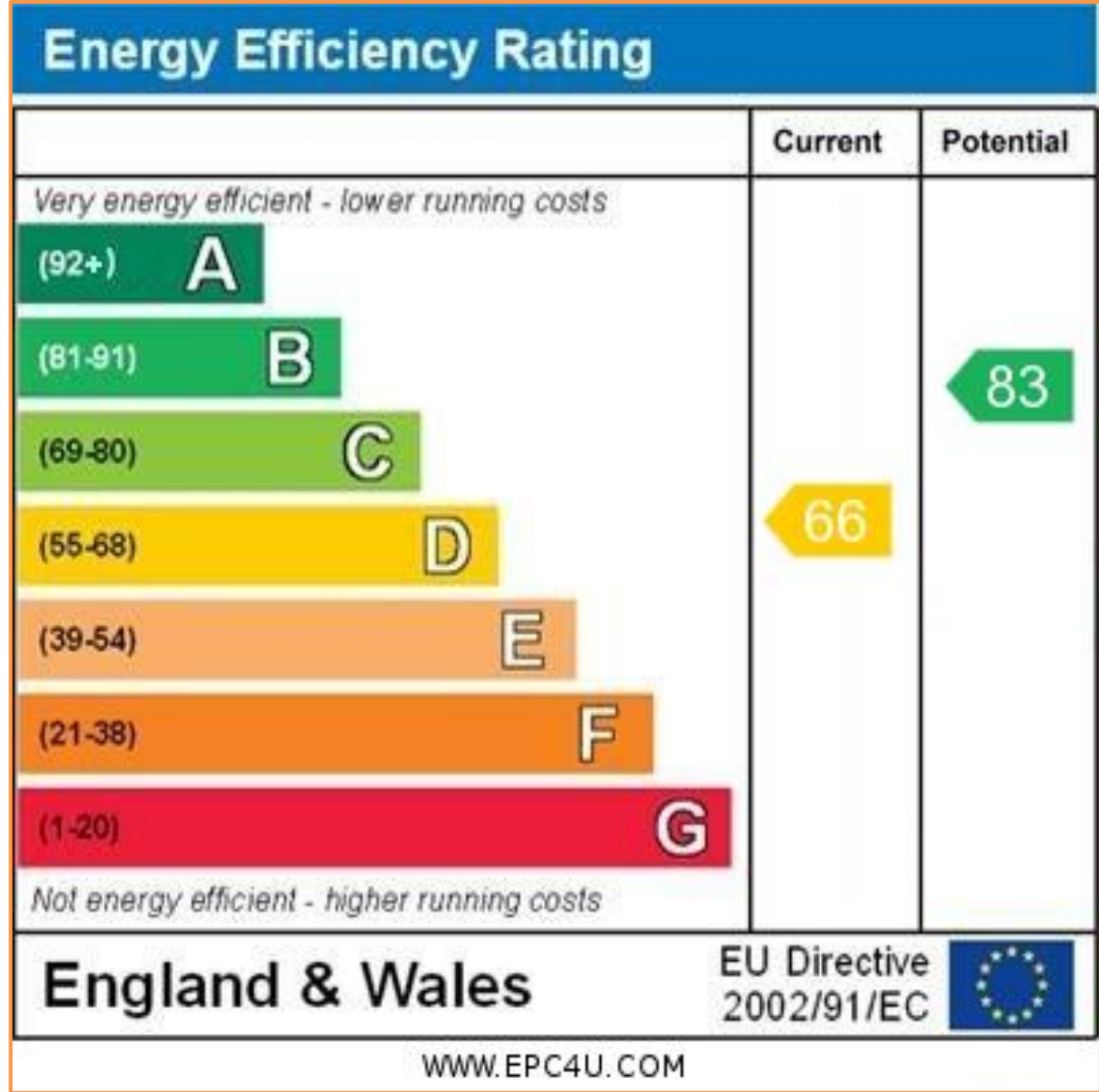
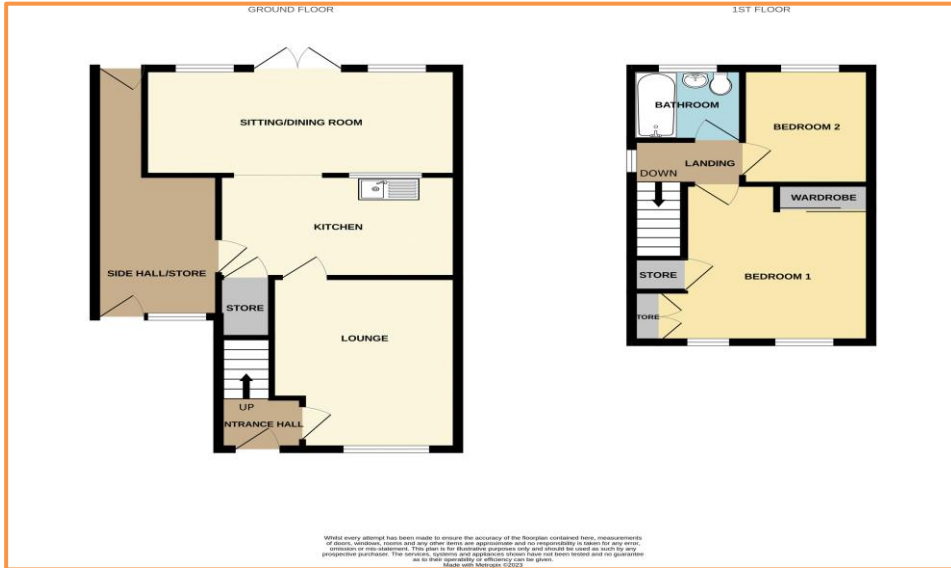
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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