



Cannock Road,
Willenhall, WV12 5SB

SKITTS
ESTATE AGENTS

Accommodation description

An spacious extended bungalow sited on a large plot with a variety of outbuildings and stores offering huge potential for cosmetic updating and improvement. The property includes three bedrooms, two reception rooms and an extension with two further rooms, two shower rooms and an 'in and out' gated driveway. The extensive rear garden has both a shed and potting shed whilst to the front there is a large garage and a long carport also.

Entrance Hall: having double glazed door to the front

Lounge: 15' 2" into bay x 13' 5" (4.63m x 4.10m) having double glazed window to the front, fireplace with flueless remote control gas fire and tiled hearth, shelving to both sides inset to fireplace, radiator, two zone lighting system, double doors opening to:

Dining Room: 12' 4" x 10' 11" (3.76m x 3.34m) having staircase leading to the first floor, double glazed patio doors leading to:

Sun Room: 16' 1" x 9' 1" (4.90m x 2.76m) having single glazed window to the side and double glazed windows to rear, two wall lights, radiator, double glazed patio doors leading to the rear garden

Kitchen: 15' 9" x 10' 0" (4.79m x 3.04m) having a fitted kitchen comprising wall and base cupboard units, inset sink and drainer unit, tiled splashbacks, cooker point with cooker hood above, space and plumbing for washing machine, further space for tumble dryer, refrigerator and freezer, wall mounted "Vaillant" central heating boiler, radiator, double glazed window to the rear and two double glazed windows to the side

Downstairs Shower Room: having shower enclosure, vanity wash hand basin, W.C., fully tiled walls, double glazed window to the side, chrome effect heated towel rail

Study/Office Extension: 16' 4" x 9' 11" (4.99m x 3.03m) having two double glazed windows, radiator and ideal as

either study/work form home/playroom or reception room three

Bedroom One: *15' 4" into bay x 13' 5" excluding wardrobes (4.68m x 4.08m)* double bedroom having fitted wardrobes, radiator, double glazed window to the front

Bedroom Two: *9' 11" x 8' 11" (3.01m x 2.71m)* double bedroom having fitted wardrobes and over head storage, radiator, double glazed window to the rear, laminate flooring

On The First Floor

Landing: having double glazed velux window to the side

Bedroom Three: *13' 11" x 11' 8" min (4.25m x 3.55m)* double bedroom having two double glazed Velux style windows to front and rear, radiator, access to eaves storage at front and large storage space to the rear

Shower Room: having shower cubicle, wash hand basin, W.C., access door to eaves storage

Outside: having gated in and out driveway with sweeping driveway to front of property, parking for approximately 10 cars. Carport to right hand side and garage to left hand side. Large rear garden, mainly laid to lawn with patio, large potting shed, storage shed to the far left corner and two workshops to rear of car port





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: E

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.

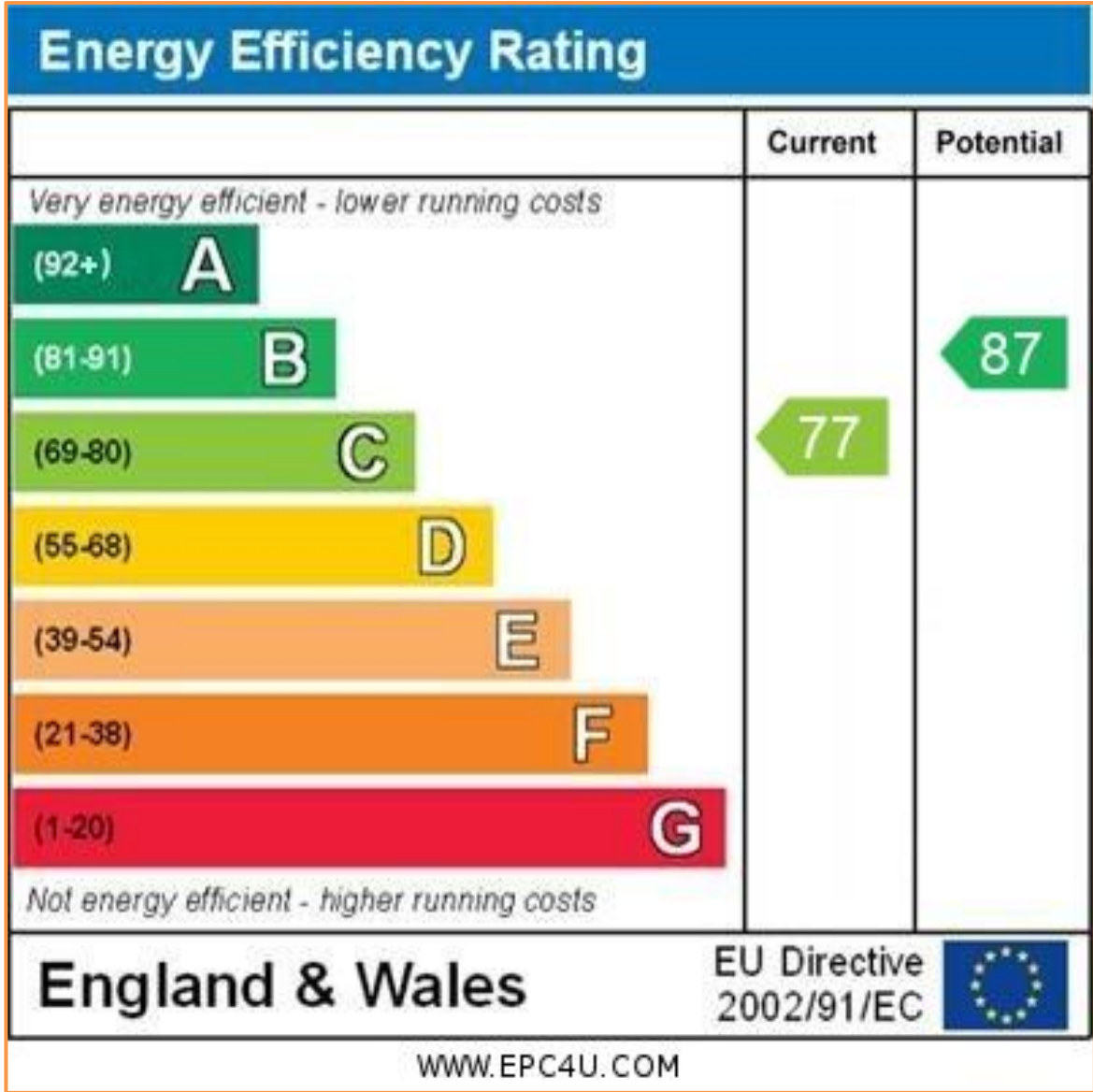
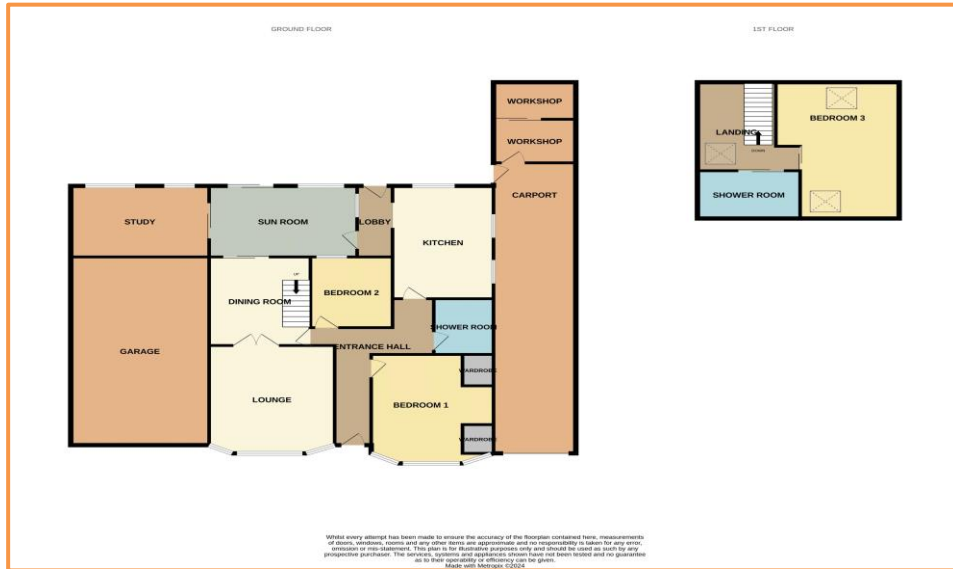
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in Excess of £350,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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