



**Brookhill Way,**  
Willenhall, WV12 5XH

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**A well presented three bedroom family home with downstairs wc, fitted kitchen with dining area and lounge to rear. Ideal for first time buyers looking to step onto the property ladder, with this house being in "ready to move in" condition. Located off Brookhill Close with communal parking**

**Entrance Porch:** having double glazed door to the front, double glazed window to the side, meter cupboard, tiled floor, single glazed front entrance door leading to:

**Entrance Hall:** having stairs leading to the first floor level

**Cloakroom:** having W.C., wash hand basin, tiled splashbacks, single glazed window to the front

**Lounge:** 15' 7" x 10' 10" (4.76m x 3.30m) having double glazed window to the rear, double glazed door leading to the rear garden, fireplace with electric fire, radiator, TV point

**Dining Kitchen:** 18' 2" x 9' 3" (5.53m x 2.81m) having a fitted kitchen comprising wall and base cupboard units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, tiled splashbacks, cooker with cooker hood above, space and plumbing for washing machine, space for refrigerator/freezer, wall mounted Potterton central heating boiler, double glazed window to the front

### On The First Floor

**Landing:** having access to loft storage area, airing cupboard and large walk in cupboard, doors leading off to:

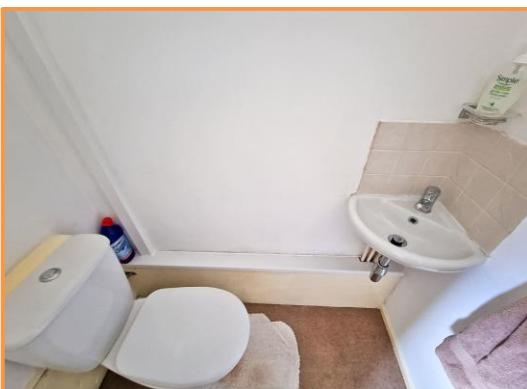
**Bedroom One:** 11' 11" x 8' 8" (3.64m x 2.63m) having double glazed window to the front, built in wardrobe

**Bedroom Two:** 12' 6" x 9' 8" max (3.82m x 2.95m) having double glazed window to the rear, built in wardrobe

**Bedroom Three:** 9' 9" x 5' 9" (2.96m x 1.76m) having double glazed window to the rear

**Shower Room:** having suite comprising large shower cubicle with electric shower, wash hand basin, W.C., fully tiled, radiator, double glazed window to the front

**Outside:** Garden to rear comprising patio and pathway with lawn to side, brick built shed to far corner, shrubs to borders. Front - Block paved frontage set beyond fenced boundaries and gate





# 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: A**

**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](mailto: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.**

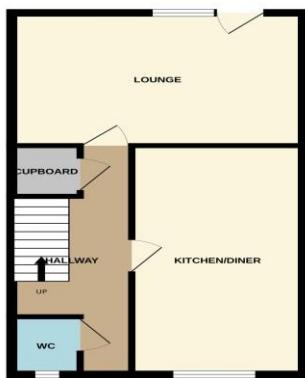
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



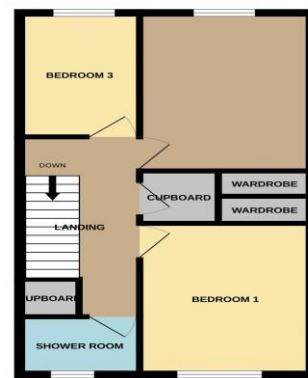
£160,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

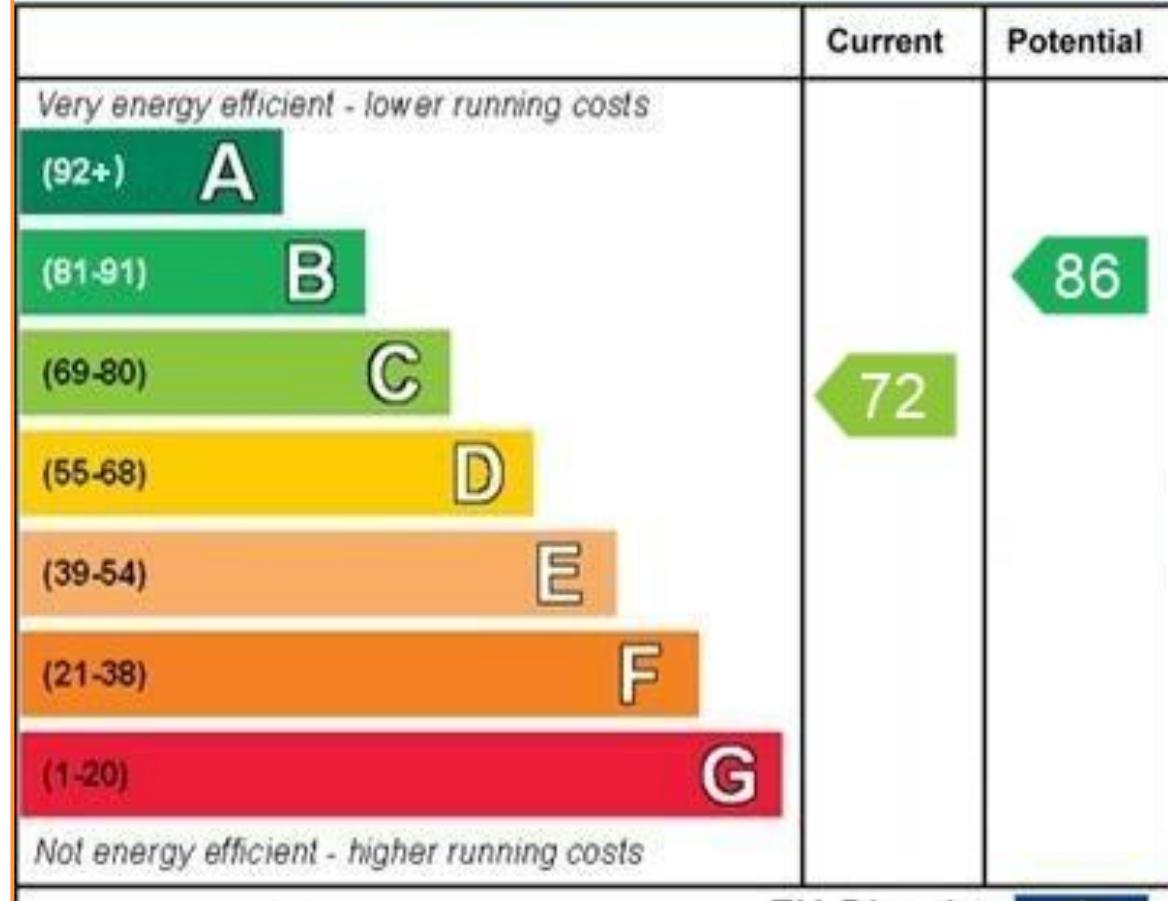


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms and other areas are approximate and not to scale. The floor plans are for illustrative purposes only and should not be used as exact measurements. The floor plans are based on the information given and no guarantee is given as to their accuracy. The floor plans are given in good faith.

## Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC



WWW.EPC4U.COM

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