



**Littleton Road,**  
Willenhall, WV12 5JX

**SKITTS**  
ESTATE AGENTS

## Accommodation description

Spacious Extended Two-Bedroom Mid-Terraced house with Conservatory & Private Garden Set back from the road this well-presented mid-terrace property offers generous living space, modern features, and a lovely garden—all in a convenient residential location. You are welcomed into a spacious entrance hall, which leads into a double-length lounge. This bright and inviting space features a fireplace with surround, a large front-facing window, and double doors opening into the rear kitchen/diner. The kitchen diner is L-shaped, modern in style and well-equipped with ample cupboard space and worktops. A rear window provides views over the garden, while an inset cupboard and access to a covered side passageway offer additional practicality. This full-length passage runs alongside the property with entry points from both the front and rear, plus an adjoining storage room, ideal for bikes, tools, or garden equipment. From the dining area, double patio doors lead into a beautiful conservatory, flooded with natural light thanks to the full-height windows and glazed roof. A single door provides direct access to the garden, creating a seamless indoor-outdoor flow. The rear garden is neat and well-maintained, with a combination of paved patio and lawned area, along with a charming pond at the far end—perfect for relaxing or entertaining. Upstairs, the property offers two generously sized bedrooms and a family bathroom: The main bedroom, positioned at the front of the house, features dual windows,

a fitted wardrobe, and an inset storage cupboard—a bright and spacious room ideal for relaxation. The second bedroom, overlooking the garden, also benefits from two fitted wardrobes and a large window, making it a practical and peaceful space. The bathroom is complete with a bath, WC, and sink, finished in neutral tones with a frosted rear window for natural light and privacy.

### Entrance Hall

**Lounge:** 19' 6" x 10' 2" (5.95m x 3.11m)

**L-Shaped Kitchen/Diner:** 17' 10" max x 17' 6" max (5.44m x 5.33m)

**Conservatory:** 9' 11" x 6' 11" (3.02m x 2.12m)

### Side Hallway

**Storage Room:** 10' 2" x 5' 9" (3.11m x 1.75m)



## On The First Floor

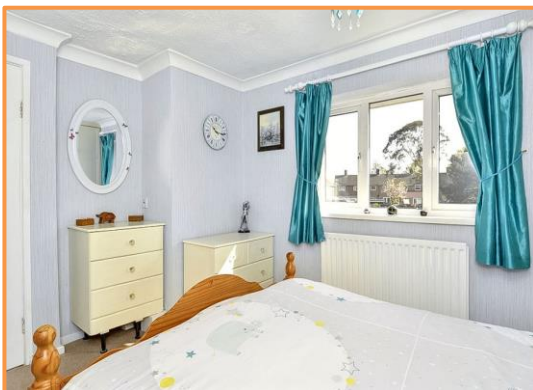
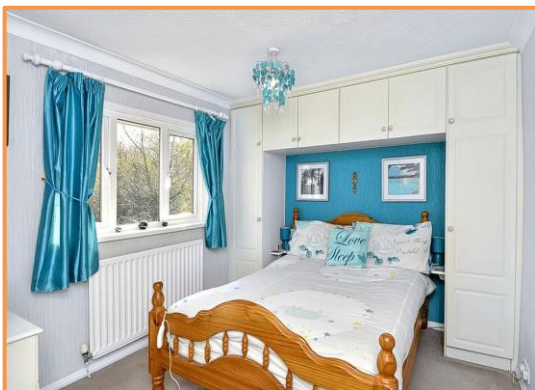
**Main Bedroom:** *15' 1" x 9' 9" (4.60m x 2.98m)*

**Bedroom Two:** *12' 0" x 9' 0" (3.65m x 2.75m)*

**Bathroom:** *5' 6" x 5' 5" (1.68m x 1.65m)*







# 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

**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.**

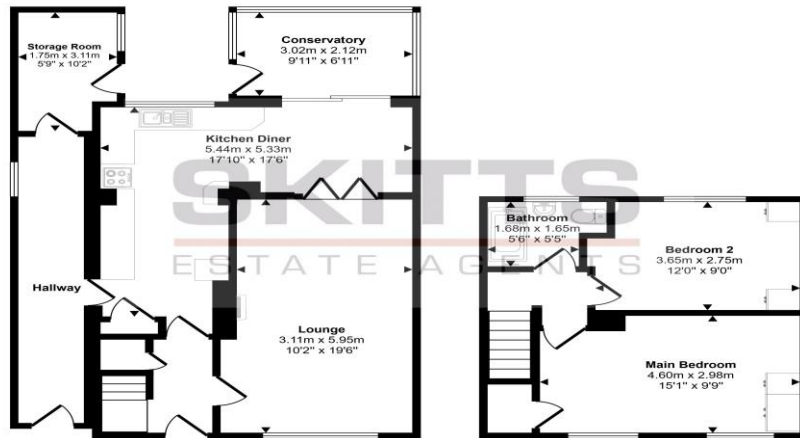
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£150,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
102 sq m / 1098 sq ft



Ground Floor  
Approx 69 sq m / 743 sq ft

First Floor  
Approx 33 sq m / 355 sq ft

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



WWW.EPC4U.COM

9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)