



Darvel Road,
Willenhall, WV12 4TU

SKITTS
ESTATE AGENTS

Accommodation description

****A Well Maintained Three Bedroom Link Detached House**** situated just off Stroud Avenue. Within easy reach of local schools and amenities. Benefits from double glazing and gas radiator central heating. Being ideally suited to families and young professionals. Comprises of entrance hall, lounge with feature fireplace, double doors opening into a separate dining room, fitted kitchen with built-in hob, oven & extractor. To the first floor there are three bedrooms and a modern shower room. Externally to the front there is a block paved driveway with access to a single garage and to the rear there is a pleasant enclosed garden. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!****

Entrance Hall: having uPVC double glazed front entrance door, obscure uPVC double glazed window to the front, radiator, stairs leading to the first floor level, door to:

Lounge: 13' 5" x 12' 6" (4.08m x 3.80m) having uPVC double glazed bow window to the front, radiator, fireplace with electric fire, ceiling coving, double doors leading to:

Dining Room: 10' 11" x 8' 4" (3.34m x 2.54m) having uPVC double glazed patio doors leading to the rear garden, radiator, double doors leading to:

Fitted Kitchen: 11' 1" x 7' 0" (3.37m x 2.13m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, built in electric oven, gas hob and extractor hood, plumbing for washing machine, under stairs cupboard, door leading to the garage

On The First Floor

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

Bedroom One: 12' 8" x 8' 11" (3.87m x 2.71m) having uPVC double glazed window to the front, radiator, built in

wardrobes, drawers, two dressing tables and overhead cupboards

Bedroom Two: 10' 0" x 9' 6" (3.05m x 2.89m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 9' 11" x 6' 0" (3.01m x 1.82m) having uPVC double glazed window to the front, radiator, built in cupboard

Shower Room: 6' 4" x 6' 0" (1.94m x 1.83m) having suite comprising corner shower cubicle with electric shower, pedestal wash hand basin, low flush W.C., heated towel rail, tiled walls, obscure uPVC double glazed window to the rear

Outside: having enclosed fenced garden to the rear with lawn, block paved patio, shed, outside tap and outside light

Garage: 16' 6" x 7' 5" (5.03m x 2.26m) having up and over door to the front, power and light points, uPVC double glazed door leading to the garden, door to the kitchen



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.



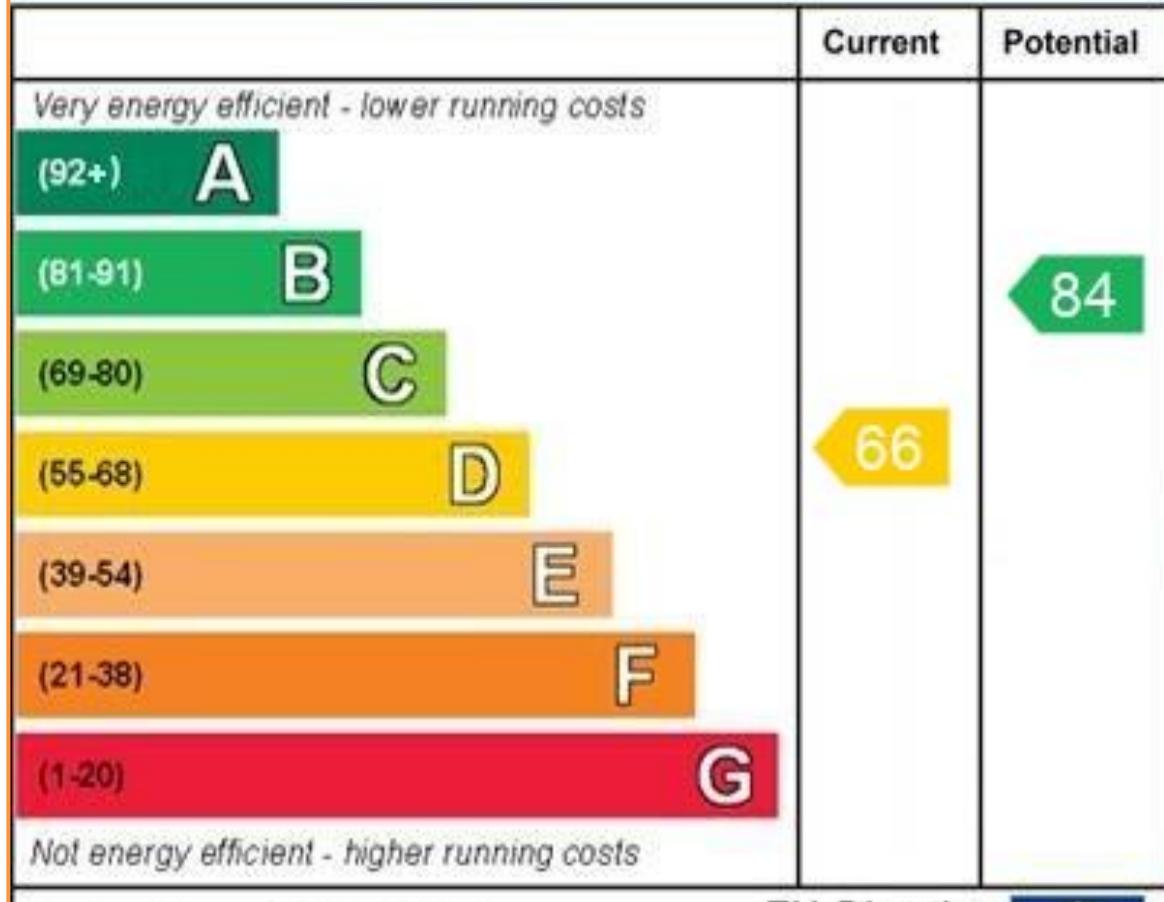
£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. No liability can be accepted for any inaccuracies. No legal status can be given.
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Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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