



Beccles Drive,
Willenhall, WV13 3HW

SKITTS
ESTATE AGENTS

Accommodation description

This Three Bedroom Detached Bungalow situated on a desirable corner plot, has been thoughtfully renovated to provide a comfortable and modern living environment. With no chain this property is ready to move in and make it your own. Located for easy access to everything you need. Accommodation includes reception hall, open plan lounge/new fitted kitchen, three generous bedrooms, master bedroom with en-suite shower room, separate bathroom, enclosed garden, detached garage and driveway affording off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to be selling this newly renovated three bedroom detached bungalow being close to local amenities. Situated on a corner plot and offering no chain. Viewing is highly advised to appreciate the standard of the accommodation which includes: -

Entrance Hall: having composite front entrance door, obscure uPVC double glazed window, radiator, laminate flooring, spotlights, access to loft storage area with pull down ladder and light

Open Plan Lounge/Kitchen: 26' 7" max 11' 1" min x 20' 4" max 3.42m min (8.11m max 3.37m min x 6.20m max 3.42m min)

Lounge Area: having two uPVC double glazed windows, laminate flooring, two radiators, uPVC double glazed French style doors leading to the rear garden, meter cupboard, ceiling spotlights, door leading to utility room

Kitchen: having a range of fitted grey gloss wall, drawer and base cupboard units with wooden work surfaces over, inset sink and drainer unit with mixer tap, tiled splashbacks, built in electric oven, inset gas hob and extractor hood above, uPVC double glazed window

Laundry Room: 9' 0" x 4' 1" (2.75m x 1.24m) having wall mounted boiler, work top, laminate flooring

Bedroom One: 14' 6" x 9' 3" (4.43m x 2.83m) having uPVC double glazed window, radiator, door leading to:

Ensuite Shower Room: 6' 4" x 5' 5" (1.93m x 1.65m) being fully tiled and having a double walk in shower cubicle with shower screen and fitted shower, vanity wash hand basin, low flush W.C., heated towel rail, uPVC obscure double glazed window to the side, tiled floor, ceiling spotlights, tiled floor

Bedroom Two: 11' 6" x 8' 11" (3.51m x 2.72m) having uPVC double glazed window, radiator

Bedroom Three: 10' 10" x 8' 11" (3.30m x 2.72m) having uPVC double glazed window, radiator

Bathroom: 7' 9" x 5' 8" (2.36m x 1.72m) being part tiled and having suite comprising freestanding bath with mixer taps, vanity wash hand basin, high cistern W.C., heated towel rail, obscure uPVC double glazed window, tiled floor, part wooden panelling to walls

Outside: having garden to the side with fenced boundaries, paved patio, lawn, outhouse, outside power point, security light. There are also front and side garden

which are laid to lawn with driveway affording ample off road parking.

Single Garage: 18' 7" x 8' 3" (5.66m x 2.52m) having up and over door to the front, uPVC double glazed window to the side, uPVC double glazed door to the side leading to the garden, power points and light





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: D

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 £300,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

9 New Road Willenhall West Midlands WV13 2BG
01902 631151 willenhall@skitts.net