



Gurnard Close, Coppice Farm Estate

Willenhall, WV12 5YR

SKITTS
ESTATE AGENTS

Accommodation description

A four-bedroom extended family home located in the popular Coppice Farm development in Willenhall, which is set back from the road and benefits from a block paved driveway and garage. Upon entering through a small porch, you're welcomed into a bright entrance hall with access to the first floor and a spacious open-plan living area. The double-length lounge diner features a large front-facing window, patio doors, and an additional rear window, flooding the space with natural light. The room seamlessly flows into a fitted galley-style kitchen, which offers generous cupboard and worktop space and incorporates a built-in oven and hob. From the kitchen, there's access to the rear of the garage and out into the generous garden, which includes a patio, lawn, and a stone-chipped section to the rear—ideal for low-maintenance outdoor living. Upstairs, the property offers four bedrooms. Bedrooms three and four are positioned at the rear, both featuring garden views and generous space, while the main bedroom and second bedroom are located at the front. The main bedroom benefits from dual-aspect windows, creating a bright and airy feel. The family bathroom is a good size and includes a corner bath, separate walk-in shower, WC, sink, and wall-mounted radiator. The first-floor landing is also spacious, offering a large built-in storage cupboard. Ideal for the young family and perfect for nearby schooling and bus routes, internal viewing via the agents is strongly recommended.

Porch

Entrance Hall

Lounge/Diner: 22' 8" x 11' 10" max (6.90m x 3.61m max)

Kitchen: 10' 6" x 9' 1" max (3.19m x 2.76m max)

On The First Floor

Landing

Main Bedroom: 13' 0" max x 9' 3" min (3.97m max x 2.82m min)

Bedroom Two: 10' 3" x 7' 10" (3.13m x 2.39m)

Bedroom Three: 11' 3" max x 6' 6" max (3.43m max x 1.99m max)

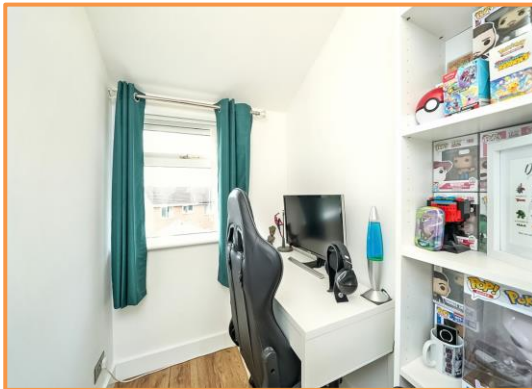
Bedroom Four: 13' 0" x 4' 8" (3.96m x 1.42m)

Bathroom: 9' 7" max x 6' 2" min (2.91m max x 1.89m min)

Garage: 18' 8" max x 7' 11" (5.70m x 2.42m)

BUYERS INFORMATION: In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





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: B

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.**

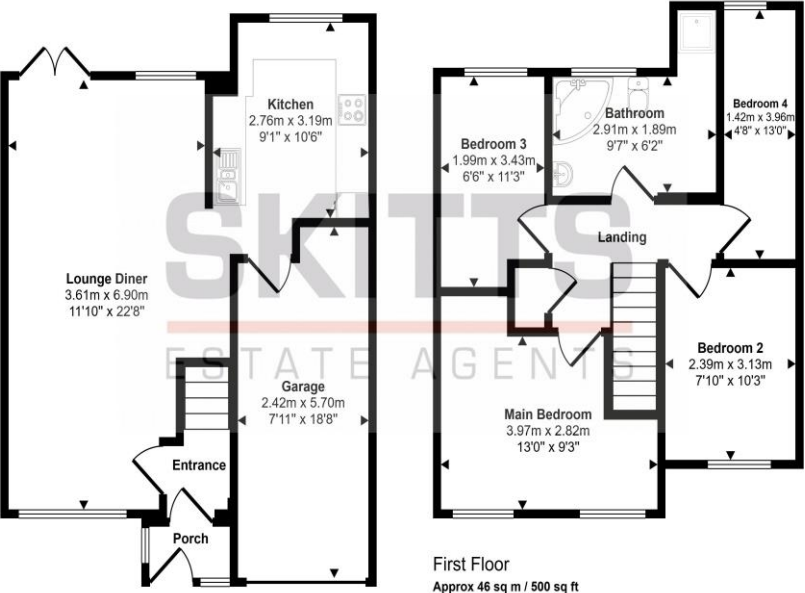
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in Excess of £285,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN


Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft

First Floor
Approx 46 sq m / 500 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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