



Snowdon Way,
Willenhall, WV12 5YY

SKITTS
ESTATE AGENTS

Accommodation description

**** IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME ** QUIET CUL-DE-SAC LOCATION WITHIN A POPULAR AND ESTABLISHED RESIDENTIAL AREA ** GENEROUS MASTER BEDROOM WITH AN EN-SUITE ** MODERN FITTED KITCHEN WITH AMPLE STORAGE AND SPACE FOR FAMILY DINING ** PRIVATE AND ENCLOSED REAR GARDEN ** OFF-ROAD PARKING VIA A DRIVEWAY PROVIDING CONVENIENT AND SECURE PARKING **** Situated on the ever-popular Coppice Farm Estate in Willenhall, this beautifully presented and deceptively spacious property on Snowdon Way offers versatile family living in a highly sought-after location, close to well-regarded schools, local amenities, shops, and excellent transport links. The ground floor comprises a welcoming entrance hall leading into a spacious and inviting lounge, perfect for relaxing or entertaining. To the rear, you'll find a modern open-plan kitchen complete with a central island, offering both style and practicality, **ALONGSIDE** a separate utility room for added convenience. The dining room provides additional living space and overlooks the rear garden. There is also an extra reception room on the ground floor which could easily serve as a second sitting room, home office, or additional bedroom, offering fantastic flexibility for growing families. Upstairs, the first floor boasts four well-proportioned bedrooms, including a generous master bedroom with its own ensuite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property benefits from off-road parking via a front driveway and a private, enclosed rear garden, ideal for outdoor entertaining and family enjoyment. This is a wonderful opportunity to acquire a spacious home in a

desirable residential area, **CALL SKITTS WILLENHALL today to book a viewing.**

Entrance Hall

Guest WC

Lounge *17' 0" x 13' 5" (5.18m x 4.08m)*

Reception Room *17' 0" x 7' 6" (5.18m x 2.29m)*

Kitchen *9' 7" x 16' 6" (2.92m x 5.04m)*

Utility room

Dining Room *8' 10" x 9' 0" (2.69m x 2.74m)*

First Floor Landing

Bedroom One *14' 1" x 7' 5" (4.28m x 2.26m)*

En-suite

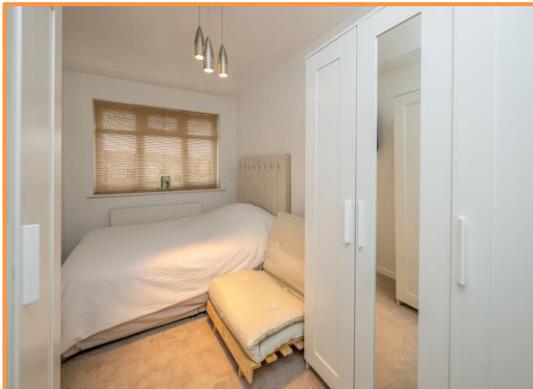
Bedroom Two 12' 3" x 10' 10" (3.74m x 3.31m)

Bedroom Three 10' 11" x 9' 5" (3.34m x 2.87m)

Bedroom Four 7' 0" x 7' 11" (2.14m x 2.41m)

Bathroom

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: D

EPC RATING: TBC

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.



£400,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Total Area: 123.8 m² ... 1333 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

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