



Kewstoke Close, Sneyd Park
Willenhall, WV12 5DX

SKITTS
ESTATE AGENTS

Accommodation description

*****EXTREMELY WELL MAINTAINED THREE BEDROOM SEMI IN POPULAR SNEYD PARK DEVELOPMENT*** two reception rooms, garage, upstairs bathroom with separate shower. NO CHAIN, VIEWING ESSENTIAL!**

Description: Situated in an elevated position within the popular and much requested Sneyd Park development in Willenhall, this extremely well maintained three bedroom semi detached home offers deceptively spacious accommodation which must be viewed to be fully appreciated. Offered for sale with no upward chain the property benefits from gas radiator central heating and Upvc double glazed windows and comprises of Porch, welcoming 22ft through lounge and separate multifunctional dining/sitting/office room. There is a fitted kitchen with integrated oven, hob and useful built in storage/cloaks cupboards therein along with an adjacent utility room, downstairs w.c and the garage. On the first floor level there are three excellent bedrooms one with fitted wardrobes/dressing units and a fitted bathroom with separate shower cubicle. The property enjoys a pleasant outlook with neatly kept enclosed rear garden and local parkland beyond. The front provides off road

parking via the block paved driveway. This is lovely cared for home which will appeal to the discerning family buyer!

uPVC Double Glazed Porch: having part glazed door leading to:

Through Lounge: 22' 5" x 12' 0" max 8' 11" min (6.82m x 3.65m max 2.72m min) having a feature fireplace and complimentary coal effect living flame gas fire, two radiators, uPVC double glazed bow window to the front, uPVC double French style doors leading to the rear garden, door to stairs leading to the first floor level, door to the kitchen and to:

Dining Room/Sitting Room: 16' 6" x 8' 0" (5.02m x 2.45m) having radiator, uPVC double glazed bow window to the front

Kitchen: 11' 4" x 7' 1" (3.46m x 2.17m) having a range of matching units and roll edge work tops, inset stainless

steel one and a half bowl sink and drainer unit with mixer tap, built in gas oven, inset four ring gas hob and extractor above, two built in storage cupboards, uPVC double glazed window to the rear, under unit electric fan heater, part glazed door to:

Utility Room: 8' 2" x 7' 6" (2.48m x 2.28m) having roll edge work top, stainless steel sink unit, plumbing for automatic washing machine, wall cupboard unit, radiator, uPVC double glazed window and door to the rear garden, door to the garage

W.C.: having low flush W.C.

On The First Floor

Landing: having hatch to roof space, doors off to:

Bedroom One: 12' 0" x 10' 9" (3.65m x 3.27m) having a range of fitted wardrobes with matching dressing unit and

drawers, radiator, uPVC double glazed window to the front

Bedroom Two: 10' 9" x 10' 4" (3.27m x 3.15m) having radiator, uPVC double glazed window to the rear, cupboard housing the gas combination boiler

Bedroom Three: 9' 7" x 8' 11" (2.93m x 2.72m) having radiator, uPVC double glazed window to the front

Bathroom: having a white suite comprising panelled bath, separate walk in shower cubicle, low flush W.C., pedestal wash hand basin, uPVC double glazed window to the rear and to the side, radiator

Outside: having enclosed garden to the rear with paved patio, lawn and cold water tap. Lawned garden to the front with block paved driveway providing off road parking

Garage: 17' 4" x 8' 2" (5.28m x 2.48m) having electric roller shutter door to the front





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.



£275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



While 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. 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 6/2009

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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	

WWW.EPC4U.COM

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