



**Broad Lane North,
Willenhall, WV12 5UH**

Offers in the Region Of £279,950



Description: Situated in a popular and much requested location along Broad Lane North in Willenhall this considerably extended semi detached home offers surprisingly spacious family living accommodation which can only be appreciated by a full internal inspection. Being extremely well presented throughout and including gas radiator central heating and uPVC double glazed windows the property briefly comprises of;-

Porch: having double glazed door leading to;

Reception Hall: having radiator, stairs leading to the first floor level, burglar alarm control panel, doors to the lounge, dining area and to;

Downstairs W.C.: having low flush W.C., wash hand basin, radiator

Through Lounge/Dining Room: $27' 6'' \times 14' 5'' \text{ max}$ ($8.38m \times 4.39m$) having feature brick fireplace with complimentary coal effect gas fire, two radiators, wall light points, uPVC double glazed bow window to the front, uPVC double glazed sliding patio doors to the rear garden, part glazed door to;

Fitted Dining Kitchen: $13' 4'' \text{ max} \times 12' 4'' \text{ max}$ ($4.06m \times 3.76m$) having a range of matching fitted wall and base cupboard units and roll edge work tops, inset one and a half bowl stainless steel single drainer sink unit and mixer tap, integrated dishwasher and refrigerator, wine rack, gas and electric cooker points, extractor fan, radiator, uPVC double glazed window to the rear, door to the utility room and square archway leading to;

uPVC Double Glazed Conservatory: having radiator, overhead light and fan, uPVC double French style doors leading to the rear garden

Utility Room: $13' 0'' \times 6' 4''$ ($3.96m \times 1.93m$) having roll edge work surface, fitted wall cupboard units, single drainer sink unit, plumbing for automatic washing machine, door to;

Store Room: with double doors leading to the front driveway

On The First Floor

Landing: having fitted storage cupboards, uPVC double glazed window to the front, airing cupboard and hot water cylinder and Worcester gas central heating boiler, stairs leading to bedroom four/loft room, doors off to;

Bedroom One: $11' 8'' \text{ max} \times 11' 3''$ ($3.56m \times 3.42m$) having radiator, wall light points, uPVC double glazed window to the rear, fitted storage and drawer units, door to;

Dressing Room: with fitted wardrobes and door to;

Ensuite Shower Room: having a walk in shower cubicle, pedestal wash hand basin, low flush W.C., radiator, uPVC double glazed window to the rear



Bedroom Two: 10' 1" x 9' 8" (3.07m x 2.94m) having fitted wardrobes, top cupboards and drawers, radiator, uPVC double glazed window to the front

Bedroom Three: 11' 10" max x 7' 3" (3.61m x 2.20m) having radiator, fitted storage/wardrobe, uPVC double glazed window to the front

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

Bedroom Four / Loft Room: 13' 11" x 10' 10" (4.23m x 3.29m) having radiator, built in storage into eaves, two Velux type roof windows

Outside: pleasant rear garden with lawn, paved and timber decked patio. The front garden is laid to lawn with block paved driveway providing off road parking

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.

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.

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.

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 Mortgage Brothers Ltd 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.

Mortgage Brothers Ltd 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.

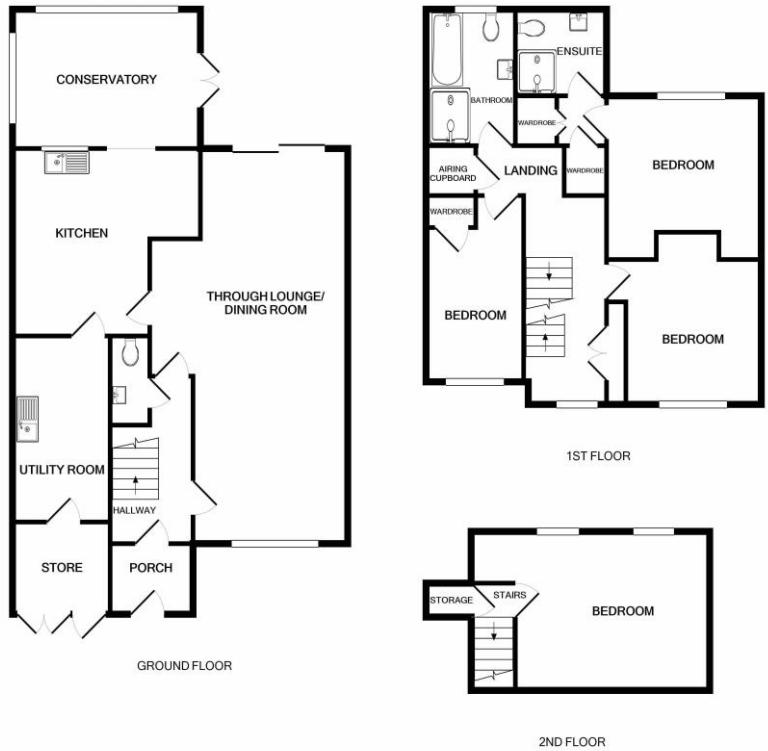
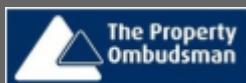




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other appropriate items are not guaranteed. No liability is taken for any error, omission, or mis-statement. This 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	