



**Oakridge Drive,**  
Willenhall, WV12 4EN

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**\*\*AN IMMACULATE EXTENDED TWO BEDROOM SEMI-DETACHED HOUSE \*\*** situated in a cul-de-sac location close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, refitted kitchen, extended lounge/dining room, conservatory, utility room, refitted bathroom, front and rear gardens, garage and driveway. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

**Description** Skitts are delighted to offer for sale this stunning extended two bedroom semi-detached house which must be viewed to be fully appreciated. Benefits from double glazing and gas radiator central heating, a refitted kitchen and shower room, conservatory, separate utility room, master bedroom with built-in wardrobes, gardens and garage.

**Entrance Porch:** upvc double glazed window to front, upvc door to side and wall light.

**Hallway:** double glazed composite front door, radiator, alarm keypad, door to lounge and door to kitchen

**Re-fitted Kitchen:** 8' 2" x 7' 1" (2.49m x 2.17m) a range of wall, base and drawer units, quartz work tops, induction hob, two electric ovens, underlighting to wall cupboards, inset single sink and drainer unit with mixer tap, integrated dishwasher and fridge, double glazed window to front, ceiling spotlights

**Extended Lounge/Dining Room:** 17' 0" x 11' 10" (5.19m x 3.60m) with feature fireplace, living flame gas fire, laminate flooring, gas radiator, ceiling spotlights, stairs to first floor, sliding double glazed doors to conservatory, door to utility room

**Conservatory:** 9' 7" x 9' 2" (2.92m x 2.80m) max upvc double glazed windows, upvc double glazed French doors to garden, electric heater

**Utility Room:** 8' 9" x 8' 6" (2.66m x 2.60m) cupboard housing central heating boiler, integrated freezer and washing machine, radiator, base units, upvc double glazed window to rear, upvc double glazed door to rear garden. Door to garage

**Landing:** access to loft with pull down ladder, light and power point, velux window. Upvc double glazed window to the side.

**Bedroom One:** 11' 11" (incl wardrobes) x 9' 5" (3.63m x 2.87m) upvc double glazed window to rear, radiator and built in wardrobes

**Bedroom Two:** 8' 2" x 5' 10" (2.48m x 1.79m) upvc double glazed window to front and radiator

**Re-fitted Bathroom** 5' 9" x 5' 3" (1.74m x 1.59m) Fully tiled walls, panelled bath with Triton electric shower over, pedestal wash hand basin, w.c., tiled floor, heated towel rail, ceiling spotlights. Upvc double glazed window to the front.

**Outside:** Front garden is laid to lawn with tarmacadam driveway  
Rear garden is fenced with patio area and lawn with flower borders  
and gated side access

**Garage:** 17' 11" x 8' 2" (5.47m x 2.48m) Remote control electric up  
and over door, power and lighting. Door to utility room.







# 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: 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](mailto: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.



£225,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst 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.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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