



**Riverbank Road,**  
Willenhall, WV13 2SA

**SKITTS**  
ESTATE AGENTS

# Accommodation description

**\*\*A MUCH IMPROVED & REFITTED FOUR BEDROOM EXECUTIVE DETACHED HOUSE\*\* \*\*OUTLINE PLANNING FOR REAR SINGLE STOREY EXTENSION\*\* \*\*VIEWING HIGHLY RECOMMENDED\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*CONSERVATORY\*\*\*\*REFITTED KITCHEN\*\*  
\*\*DOWNSTAIRS W.C.\*\* \*MASTER BEDROOM WITH REFITTED EN-SUITE SHOWER ROOM\*\* \*\*REFITTED FAMILY BATHROOM\*\* \*\*GARAGE\*\* \*\*VIEWING HIGHLY RECOMMENDED\*\***

**Description** Skitts are pleased to offer for sale this modern four bedroom detached house situated close to local schools and amenities. Benefits from gas radiator central heating and double glazing. Briefly comprises of reception hall, refitted downstairs w.c., lounge, separate dining room, conservatory and refitted kitchen to the ground floor. To the first floor there are four bedrooms, refitted en-suite wet room to master bedroom and refitted family bathroom. Externally there are front and rear gardens, driveway and garage.

**Entrance Hall:** having laminate flooring, radiator, stairs leading to the first floor level, door leading to garage and doors leading off to;

**Refitted Downstairs W.C.:** *7' 0" max x 4' 6" max (2.14m x 1.37m)* having a low flush W.C., wash hand basin, vanity unit, storage cupboard, chrome effect heated towel rail, half tiled, obscure double glazed window to the side

**Lounge:** *16' 2" x 11' 6" (4.93m x 3.50m)* having a feature fireplace with living flame gas fire, double glazed bay window to the front, two radiators, double doors leading to;

**Dining Room:** *11' 9" max 9' 0" min x 11' 7" (3.59m max 2.75 min x 3.52m)* having laminate flooring, radiator, double glazed patio doors leading to;

**Conservatory:** *12' 4" x 11' 8" (3.76m x 3.56m)* having uPVC double glazed French style doors and windows, power points, light and tiled floor

**Refitted Kitchen:** *15' 0" x 8' 8" (4.57m x 2.64m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset single drainer and drainer unit, tiled splashbacks, two electric ovens, inset five burner gas hob, integrated dishwasher, refrigerator and freezer, built in

microwave, two double glazed windows to the rear, ceiling spotlights, Worcester Bosch boiler

### On The First Floor

**Landing:** having airing cupboard, obscure double glazed window to the side, access to loft storage area, doors leading off to;

**Bedroom One:** 11' 0" x 11' 0" (3.35m x 3.35m) having uPVC double glazed window to the front, built in wardrobes, two bedside cabinets, overhead cupboards, dressing table, radiator, door leading to;

**Refitted En-Suite Wet Room:** 7' 3"max x 5' 5" max (2.22m x 1.66m) having fitted shower, vanity wash hand basin, low flush W.C., fully tiled, obscure double glazed window to the front, chrome effect towel rail, tiled floor

**Bedroom Two:** 11' 8" x 10' 7" (3.55m x 3.23m) having uPVC double glazed window to the rear, radiator, built in wardrobes, two bedside cabinets, overhead cupboards, inset dresser with mirror

**Bedroom Three:** 13' 0" x 8' 5" (3.95m x 2.56m) having uPVC double glazed window to the rear, built in wardrobes, bedside cabinet, overhead cupboards, radiator

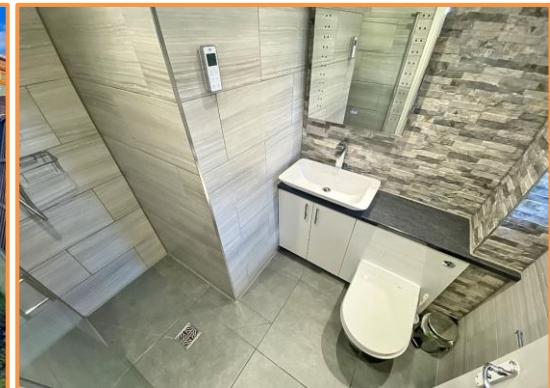
**Bedroom Four:** 7' 5" max x 10' 1" max (2.27m x 3.07m) having uPVC double glazed window to the front, radiator

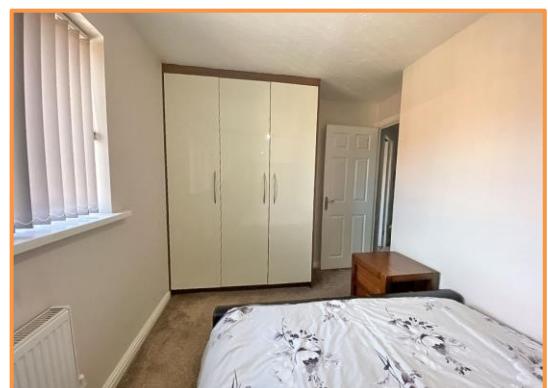
**Family Bathroom:** 9' 7" x 6' 6" (2.92m x 1.98m) having suite comprising panelled bath with shower over and screen, low flush W.C., wash hand basin with vanity units, tiled walls and floor, chrome effect towel rail

**Outside:** enclosed fenced low maintenance garden to the rear and side gated access. Driveway to the front providing off road parking

**Garage:** 14' 2" x 8' 0" (4.31m x 2.43m) having up and over door to the front, power and light points, plumbing for washing machine, door leading to the reception hall

**Agents Note:** There is outline planning permission for a single storey rear rear extension





# 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: 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](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.



Offers in the Region Of £410,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements or dimensions are given as a guide only and may not be accurate. This plan is for descriptive purposes only and should not be used as such for any protective purposes. This information is given in good faith and is given in good faith and no guarantee is given in respect of the information given.  
Made with Metricon 6000.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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