



Yale Road,
Willenhall, WV13 2JR

SKITTS
ESTATE AGENTS

Accommodation description

A Stunning Modern Four Bedroom Detached House located in a sought after residential development, offering the perfect blend of modern convenience and comfortable living. Situated within easy reach of local schools and amenities, this property boasts excellent transport links to both motorways and nearby town centres such as Willenhall, Walsall and Wolverhampton. As you step inside, you are greeted with a spacious entrance hallway leading to a convenient guest w.c. The property features a cosy lounge with a feature fireplace, double doors opening into a separate dining room and double glazed French doors leading to a conservatory. The fitted kitchen/diner is equipped with a built-in hob, oven, extractor, dishwasher and fridge/freezer. Upstairs you will find four well appointed bedrooms, master bedroom featuring a range of built-in wardrobes and an en-suite shower room. There is also a separate family bathroom for added convenience. Externally the property boasts a block paved driveway with rising bollards for additional security and gives access to a single integral garage, as well as an enclosed low maintenance rear garden. The property truly must be seen to be fully appreciated.

Entrance Hall

Downstairs W.C.

Lounge: 18' 0" into bay x 11' 1" (5.49m x 3.37m)

Kitchen: 14' 5" x 13' 3" max (4.40m x 4.05m) with integrated oven, hob, extractor, dishwasher and refrigerator/freezer

Dining Room: 11' 3" x 10' 11" (3.44m x 3.33m)

Conservatory 11' 1" x 11' 0" (3.37m x 3.36m)

On The First Floor

Landing

Bedroom One: 14' 6" x 11' 1" (4.43m x 3.38m)

Ensuite: 8' 4" x 7' 6" (2.54m x 2.28m)

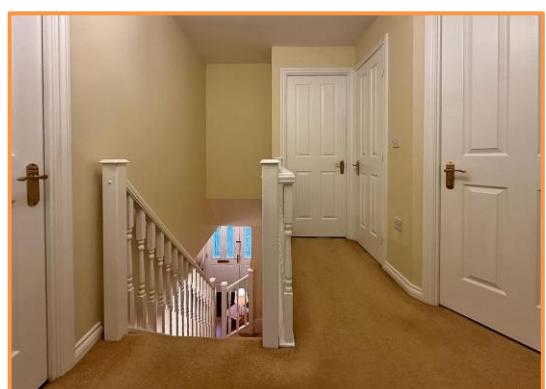
Bedroom Two: 11' 2" x 9' 3" (3.41m x 2.81m)

Bedroom Three: 10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom Four: 8' 11" x 8' 4" (2.71m x 2.55m)

Bathroom: 7' 9" x 6' 3" (2.35m x 1.90m)

Garage: 16' 7" x 7' 7" (5.05m x 2.32m)





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

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.

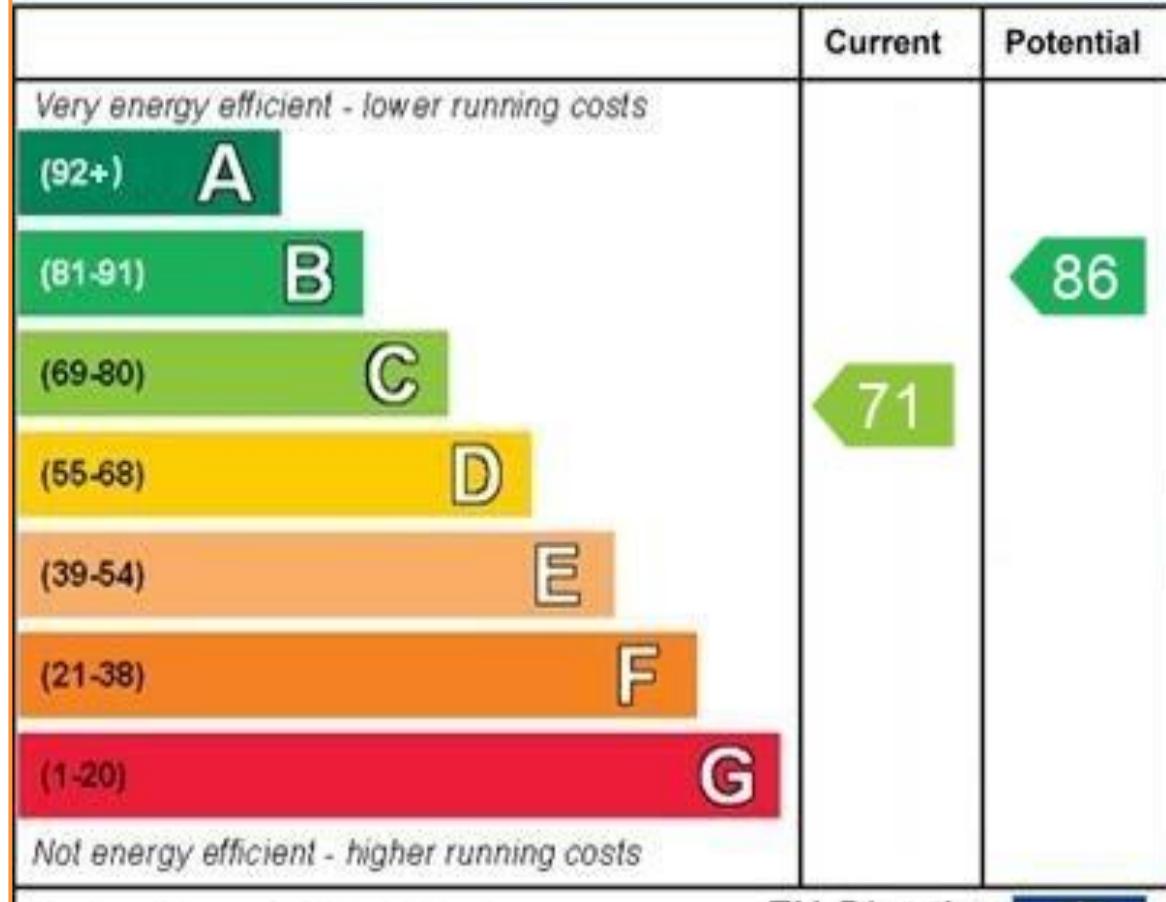


Offers in the Region Of £425,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating



England & Wales

WWW.EPC4U.COM

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