



**Caister Drive,
Willenhall, WV13 3HY**

£140,000



****A MUCH IMPROVED & REFITTED ONE BEDROOM GALLERIED BUNGALOW**** ****CENTRAL HEATING AND DOUBLE GLAZING****
****OPEN PLAN LOUNGE/REFITTED KITCHEN WITH BUILT-IN APPLIANCES**** ****REFITTED GROUND FLOOR SHOWER ROOM****
****OFF ROAD PARKING ON DRIVEWAY**** ****VIEWING IS HIGHLY RECOMMENDED****

Description: Skitts are delighted to offer for sale this much improved and refitted one bedroom galleried bungalow situated in a cul-de-sac location and offered with no chain. Briefly comprises of porch, open plan lounge/refitted kitchen with built-in appliances and a ground floor refitted shower room. Open plan staircase leads to a first floor galleried bedroom with built-in wardrobe. Externally there is a front garden and driveway to the side affording off road parking.

Entrance Porch: having uPVC double glazed door and windows

Open Plan Lounge & Kitchen: 21' 3" x 14' 1" (6.47m x 4.29m)

Lounge Area: having feature electric fire with remote control, laminate flooring, stairs leading to the first floor, under stairs storage cupboard, radiator, double glazed bay window to the front

Refitted Kitchen Area: having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, electric oven, gas hob and extractor hood above, integrated refrigerator and freezer, plumbing for washing machine, double glazed window to the side, ceiling spot lights, door leading to;

Refitted Shower Room: 9' 7" x 5' 7" (2.92m x 1.70m) having double shower cubicle with "Mira" gravity shower, vanity wash hand basin, W.C., vertical heated towel rail, extractor fan, ceiling spot lights, storage cupboard, laminate flooring

On The First Floor

Galleried Bedroom: 14' 1" x 9' 6" (4.28m x 2.90m) having double glazed window to the side, built in double wardrobe

Outside: having a block paved frontage with lawn to the side, tarmac driveway





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.



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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.

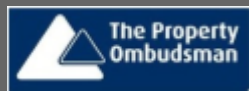




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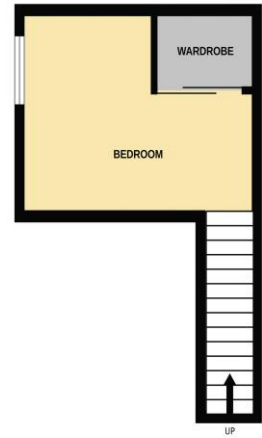
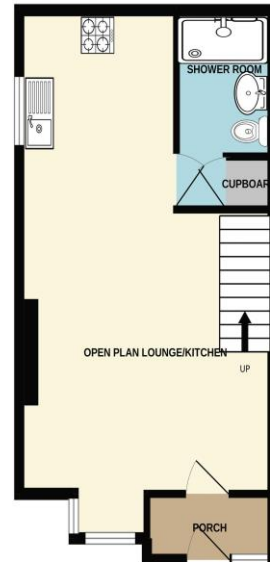
01902 631151

willenhall@skitts.net



GROUND FLOOR

1ST FLOOR



Whilst every effort 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 for 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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