



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

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**Showhome interior throughout the main property and the self contained accommodation added to the side. Main house is located to this corner position and has three bedrooms, family bathroom, downstairs wc, superb fitted kitchen/diner and lounge. Self contained accommodation has lounge, double bedroom, en suite and fitted kitchen with access to rear garden, and door from entrance hall. The property is finished to a very high standard throughout and has parking to the side for two to three cars, electric charging point and garage, with attractive gardens to both front and rear.**

**Entrance Hall** double glazed front door in, double glazed windows to front

**Lounge:** 13' 0" x 9' 9" (3.95m x 2.98m) having double glazed window to the front, radiator, wall mounted electric fire, three wall light points

**Kitchen:** 17' 10" x 7' 7" (5.44m x 2.31m) having a fitted kitchen comprising wall cupboards and base level units with work surfaces over, inset sink and drainer unit, built in "Indesit" oven, "AEG" hob and cooker hood above, double glazed window to the rear, double glazed French

style doors leading to the garden, large area for dining table and chairs

**Cloakroom:** 4' 4" x 4' 0" (1.31m x 1.21m) having W.C., wash hand basin and vanity range, contemporary radiator, double glazed window to the rear

**Utility Room:** 8' 8" x 4' 11" (2.64m x 1.50m) having fitted base cupboards with work surface over, inset stainless steel sink and drainer unit, plumbing for washing machine and tumble dryer, ceiling spotlights

### On The First Floor

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

**Bedroom One:** 11' 2" x 9' 6" to wardrobe front (3.40m x 2.90m) having double glazed window to the rear, fitted wardrobes, radiator

**Bedroom Two:** 9' 11" x 9' 5" (3.03m x 2.88m) having double glazed window to the front, fitted wardrobes, radiator



**Bedroom Three:** 7' 8" x 6' 11" (2.33m x 2.12m) having double glazed window to the front, radiator

**Bathroom:** 8' 3" x 5' 5" (2.51m x 1.65m) having suite comprising bath with mixer taps, large walk in shower enclosure with rain forest and standard shower heads, vanity wash hand basin, fully tiled, chrome radiator, double glazed window to the rear, ceiling spotlights

### **Annexe**

**Lounge:** 11' 10" x 9' 9" (3.60m x 2.96m) having double glazed window to the front, radiator

**Kitchen:** 12' 0" x 9' 7" (3.66m x 2.93m) having a range of fitted wall cupboards and base level units with work surfaces over and breakfast bar, integrated oven, hob and cooker hood above, space for washing machine, tumble dryer, refrigerator/freezer, central heating boiler concealed to cupboard, radiator, double glazed window to the rear

**Bedroom:** 11' 4" x 8' 3" (3.46m x 2.52m) having double glazed window to the side, radiator, door to en suite

**Ensuite Shower Room:** having a large walk in shower enclosure, W.C. and wash hand basin vanity, chrome radiator, double glazed window to the side, ceiling spotlights

**Outside:** having enclosed rear garden with central lawn surrounded by patio, shrub to borders, gated side access and door to garage. Impressive front garden with central pathway dividing the lawns to either side, shrubs to borders, driveway to the side of the property for three cars and electric charging point

**Garage:** 16' 4" x 8' 2" (4.97m x 2.50m) having power and light connected with own electric supply







# 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: C**

**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.



£350,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of details, or other factors, and any other factors are accepted as an approximation and no responsibility is taken for any errors, omissions, or other factors. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to the accuracy of the figures or the plan.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

**9 New Road Willenhall West Midlands WV13 2BG**  
**01902 631151 willenhall@skitts.net**