



Alcester Drive,
Willenhall, WV13 3QJ

SKITTS
ESTATE AGENTS

Accommodation description

****THREE/FOUR BEDROOM EXTENDED FAMILY HOME IN POPULAR LOCATION - VIEWING HIGHLY RECOMMENDED**** Deceptively spacious, large lounge with dining area, further reception room, downstairs w.c., fitted kitchen, three good size upstairs bedrooms. CALL TO ARRANGE YOUR VIEWING ASAP!

Entrance Hall: having stairs leading to the first floor level, radiator, doors leading off to various rooms

Reception Room One: *11' 7" x 7' 0" (3.53m x 2.13m)* having double glazed window to the front, radiator

W.C.: having a low flush W.C., wash hand basin, fully tiled

Kitchen: *16' 0" x 6' 8" (4.87m x 2.03m)* having a range of fitted wall and base cupboard units with

work surfaces over, inset single sink and drainer unit, plumbing for automatic washing machine and dishwasher, double glazed window to the front, door to the side

Lounge Area: *18' 8" x 12' 1" max (5.69m x 3.68m)* having two radiators, doors leading to reception room two and opening into;

Dining Area: *11' 1" x 8' 8" (3.38m x 2.64m)* having double glazed window to the rear, radiator

Reception Room Two: *11' 1" x 8' 4" (3.38m x 2.54m)* having double glazed patio doors leading to the rear garden, radiator

On The First Floor

Landing: having doors leading off to;

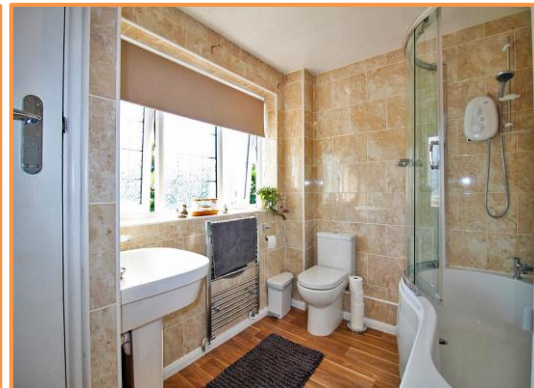
Bedroom One: *13' 1" max x 8' 8" (3.98m x 2.64m)*
having double glazed window to the rear, radiator

Bedroom Two: *11' 3" max x 8' 7" (3.43m x 2.61m)*
having double glazed window to the front, radiator

Bedroom Three: *9' 9" x 9' 9" (2.97m x 2.97m)* having
double glazed window to the rear, radiator

Bathroom: having suite comprising panelled bath
with shower over, low flush W.C., wash hand basin,
heated towel rail, tiled walls, hatch to roof space,
airing cupboard, double glazed window to the front

Outside: having a low maintenance enclosed rear
garden with paved patio area. Block paved
driveway to the fore providing off road parking





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

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 Mortgage Brothers Ltd 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.

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.



£220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and other areas have not been made and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and cannot be used as such for any prospective purchase. The accuracy, validity and application of this plan have not been tested and no guarantee is given. [See website for further details](#)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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