SKITTS
ESTATE AGENTS

Maiden Close,
Willenhall, WV13 1NL

Offers Over £150,000

01902 631151

We Value Your Home

**** TWO BEDROOM COACH HOUSE/APARTMENT ** NO ONWARD CHAIN ** QUIET CUL-DE-SAC LOCATION ** SPACIOUS OPEN PLAN LOUNGE AND KITCHEN ** ALLOCATED PARKING AND PRIVATE GARAGE ** IDEAL FOR FIRST TIME BUYERS OR INVESTORS ** MODERN FAMILY BATHROOM ** Located within a quiet residential cul-de-sac, this well-presented two bedroom coach house at Maiden Close, Willenhall offers spacious and modern accommodation, ideal for first-time buyers, downsizers, or investors. The property is well presented throughout and features a bright open-plan lounge and kitchen area, providing a versatile and sociable living space perfect for both relaxing and entertaining. There are two good-sized bedrooms, offering comfortable accommodation, along with a modern family bathroom finished to a good standard. The property also benefits from ample storage throughout, making it practical for everyday living. Further benefits include a private garage, providing additional storage or secure parking, as well as allocated parking externally for added convenience. Situated close to local amenities and transport links, this property combines comfortable living with a convenient location. CALL SKITTS WILLENHALL to book a viewing.**

Entrance Hall

Open Plan Living Room & Kitchen *17' 7'' x 17' 5'' (5.36m x 5.3m)*

Bedroom One *10' 11'' x 11' 0'' (3.32m x 3.35m)*

Bedroom Two *10' 11'' x 7' 0'' (3.32m x 2.13m)*

Bathroom

Garage *17' 7'' x 8' 4'' (5.36m x 2.55m)*

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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
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.

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.

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 act 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.

Total Area: 83.8 m² ... 903 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

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The Property Ombudsman