



Offers in Excess of £450,000

Bloxwich Road North, Short Heath,
Willenhall, WV12 5PS

SKITTS
PREMIER HOME

Ground Floor Accommodation

****A WELL PRESENTED 4/5 BEDROOM DETACHED DORMER BUNGALOW****
****CLOSE TO LOCAL SCHOOLS & AMENITIES**** ****SITUATED NEAR TO NATURE RESERVE**** ****GROUND FLOOR FAMILY BATHROOM**** ****TWO EN-SUITES TO THE FIRST FLOOR**** ****UTILITY & DOWNSTAIRS W.C.**** ****GENEROUS REAR GARDEN****
****IN & OUT DRIVEWAY WITH ELECTRIC GATES PROVIDING AMPLE OFF ROAD PARKING**** ****VIEWING IS HIGHLY RECOMMENDED****

Description: Skitts are delighted to offer for sale this 4/5 bedroom detached dormer bungalow situated in a popular residential area close to the local nature reserves, schools and amenities. Briefly comprises of reception hall, lounge/dining room, kitchen/diner, sun lounge, utility room, downstairs w.c., two double bedrooms and a family bathroom. To the first floor there are two further double bedrooms, two en-suites and a dressing room/bedroom 5. Externally there is a block paved driveway providing parking for several cars and a generous enclosed rear garden.

Entrance Hall: having composite front entrance door, two double glazed obscure windows to the front, stairs leading to the first floor level, under stairs storage cupboard, cloaks cupboard, two radiators

Bedroom One: 12' 10" x 11' 11" (3.91m x 3.64m) having uPVC double glazed bow window to the front, radiator, ceiling spot lights

Family Bathroom: 10' 10" x 6' 9" (3.31m x 2.07m) having corner shower with steam jets, free standing bath, pedestal wash hand basin, low flush W.C., chrome effect heated towel rail, two uPVC double glazed obscure windows to the side, tiled walls and floor

Bedroom Two/Sitting Room: 13' 9" x 12' 0" (4.19m x 3.66m) having uPVC double glazed window to the rear, laminate flooring, radiator, ceiling spot lights

Through Lounge/Dining Room: 31' 7" x 11' 11" (9.62m x 3.64m) having fireplace with living flame gas fire, two double and one single radiators, uPVC double glazed bay window to the front, door leading to the hall and single glazed door leading to the sun lounge

Dining Kitchen: 13' 9" x 11' 7" (4.18m x 3.54m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, space for range cooker, plumbing for dishwasher, radiator, uPVC double glazed window to the rear, door to the hall, sliding door to the lounge

Sun Lounge/Orangery: 11' 11" x 5' 10" (3.64m x 1.78m) having a tiled floor, ceiling spotlights, two double glazed window to the rear and one to the side, single glazed door to the lounge, uPVC double glazed French style doors leading to the rear garden, radiator, door to the kitchen

Downstairs W.C.: having a concealed low flush W.C., corner wash hand basin, uPVC double glazed window to the rear, radiator, tiled walls and floor

Utility Room: having a range of fitted wall, drawer and base cupboard units with work surface over, inset sink and drainer unit, plumbing for washing machine, tiled floor, ceiling spot lights, uPVC double glazed French style doors leading to the rear garden, door to the sun lounge, door to W.C., radiator

Inner Lobby: door leading to the garage, light, doors leading to the utility room and boiler room



First Floor Accommodation & Exterior

On The First Floor

Landing: having two double glazed velux windows to the rear, uPVC double glazed window to the front, ceiling spot lights, radiator

Bedroom Three: 14' 8" x 11' 10" (4.47m x 3.61m) having uPVC double glazed window to the front, ceiling spot lights, built in wardrobes, cupboard under the eaves, door to;

Ensuite Shower Room: 9' 5" x 6' 6" (2.87m x 1.98m) having double shower cubicle, vanity wash hand basin, concealed low flush W.C., obscure double glazed window to the rear, radiator, ceiling spot lights, tiled walls

Ensuite Bathroom: 11' 6" x 14' 9" (3.50m x 4.49m) having shower cubicle, freestanding bath, vanity wash hand basin, low flush W.C., two double glazed velux windows, tiled floor, part tiled walls, radiator, ceiling spot lights

Bedroom Four: having uPVC double glazed window to the front, radiator, door leading to ensuite bathroom and opening to;

Dressing Room/Bedroom Five: 19' 11" x 9' 0" (6.07m x 2.74m) having built in wardrobes, chest of drawers, dressing table, built in matching cupboards, radiator, uPVC double glazed window to the front

Outside: There is a fully fenced enclosed rear garden being laid to lawn steps to raised decking with ramp. Outside lighting, power points and cold water tap. There

is also a fish pond, bar and two sheds. To the front there is an on and off block paved driveway with two double electric gates.

Garage: having steel doors to the front, power and light points, door leading to the inner lobby



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: E

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.

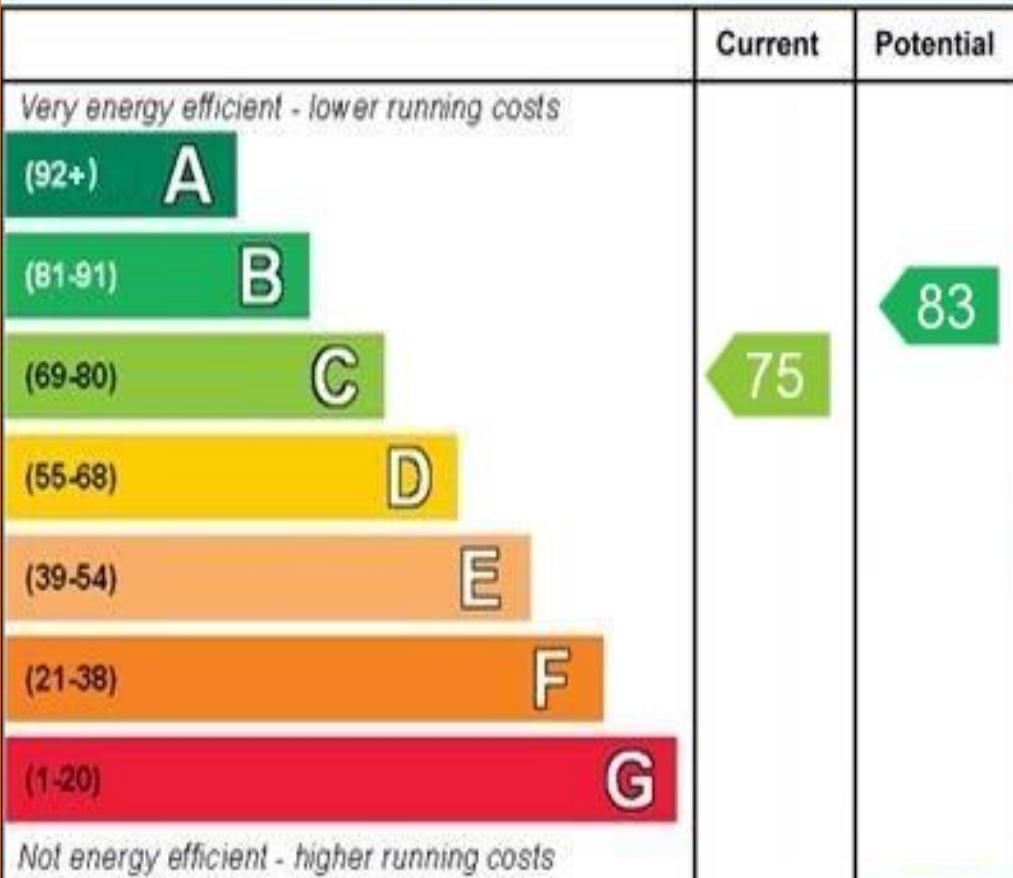
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Energy Performance Certificate & Floor Plan

Energy Efficiency Rating



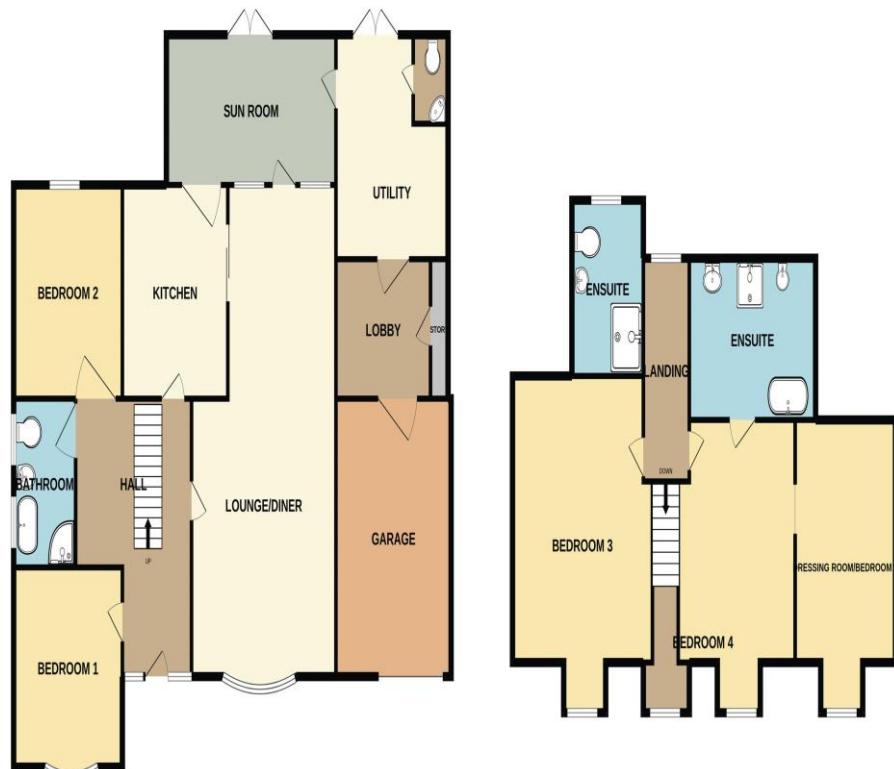
England & Wales

EU Directive
2002/91/EC



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GROUND FLOOR 1ST FLOOR



Whilst every attempt 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 by 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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