

SKITTS

ESTATE AGENTS



Caister Drive,
Willenhall, WV13 3HY

£135,000

01902 631151

We Value Your Home



****A MUCH IMPROVED & REFITTED ONE BEDROOM GALLERIED BUNGALOW**** ****CENTRAL HEATING AND DOUBLE GLAZING****
****DETACHED GARAGE**** ****OPEN PLAN LIVING**** ****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. The property has gas central heating and double glazing. Briefly comprises of porch, open plan lounge/kitchen, inner lobby and downstairs refitted shower room. First floor galleried bedroom. Externally there are is a garden, driveway and detached garage.

Porch: having uPVC double glazed window to the front and side uPVC double glazed door

Open Plan Lounge/Dining Room/Kitchen: 21' 1" x 14' 0" max 8' 2" min (6.43m x 4.27m max 2.49m min)

Lounge/Dining Area: having uPVC double glazed bay window to the front, two double radiators, uPVC double glazed door to the side, wooden flooring, stairs leading to the first floor level, door leading to inner hallway

Refitted Kitchen Area: 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, integrated refrigerator, freezer, microwave and washing machine, built in electric oven, inset gas hob and extractor hood above, uPVC double glazed window

Inner Hallway: having cupboard, door leading to;

Refitted Shower Room: 6' 9" x 5' 7" (2.05m x 1.70m) having suite comprising shower cubicle with Triton electric shower, low flush W.C., vanity wash hand basin, heated towel rail, tiled floor, ceiling spot lights, built in cupboards

Galleried Bedroom: 13' 11" x 9' 7" (4.25m x 2.92m) having uPVC double glazed window to the side, built in wardrobes

Outside: having lawned gardens with slate borders, fully fenced boundaries, gated access and driveway providing off road parking

Garage: 17' 11" x 8' 4" (5.47m x 2.55m)having up and over door to the front, door to the side, fuse box, power and light point



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.

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.





9 New Road
Willenhall
WV13 2BG

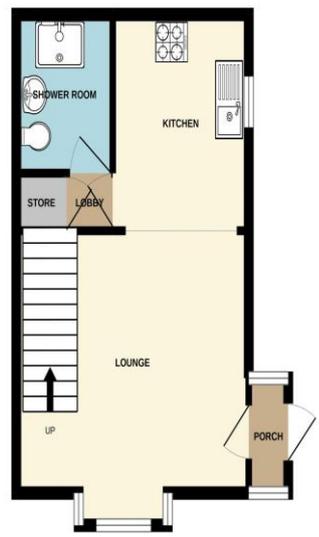
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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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