



Highmoor Close, Coppice Farm Estate
Willenhall, WV12 5UU

SKITTS
ESTATE AGENTS

Accommodation description

**** MODERN DETACHED PROPERTY ** EXTENDED AND REDESIGNED CREATING A FAMILY SIZED HOME ** QUIET RESIDENTIAL LOCATION ** WEALTH OF LIVING ACCOMMODATION ** WELL MAINTAINED AND IMPROVED THROUGHOUT ** FOUR GOOD SIZED BEDROOMS ** EN SUITE AND MAIN BATHROOM ASWELL AS GROUND FLOOR SHOWER ****

Situated in a peaceful residential cul-de-sac, this spacious four-bedroom detached home enjoys a desirable corner plot Ideal for families seeking convenience, the property benefits from a private driveway with ample parking and an attached garage. Upon entering through the porch, you're welcomed into a hallway that provides access to the staircase and the generously sized front lounge, complete with a large window and a feature fireplace. From the lounge, you move into the open-plan kitchen and dining area, featuring fitted units and a window overlooking the landscaped rear garden. The kitchen also provides direct access to the garden via a door. Adjoining the kitchen is a useful utility room which includes a shower cubicle and a window to the garden, along with a separate downstairs WC. A further reception room, currently used as an office and TV room, offers flexibility and enjoys views of the garden through a large window. The rear garden itself is well maintained, with a mix of patio and lawn areas, a decked seating area and offers side gate access to the front of the property. Upstairs, there is a useful heated airing cupboard, four well-proportioned bedrooms with built in wardrobes and a family bathroom fitted with a bath, WC, and basin. The main bedroom is particularly spacious and L-shaped, with a large window overlooking the garden and its own private

en-suite featuring a corner shower, WC, and sink. Bedroom two is located at the front and includes dual windows and a fitted wardrobe. Bedrooms three and four also offer comfortable space and pleasant views from their respective positions at the front and rear of the house.

Entrance Porch: 5' 9" x 3' 7" (1.74m x 1.10m)

Hallway

Lounge: 13' 5" x 11' 7" (4.08m x 3.54m)

Kitchen/Diner: 14' 10" x 9' 10" (4.53m x 2.99m)

Utility: 10' 6" x 4' 8" (3.21m x 1.41m)

Ground Floor W.C.

Office /T V Room 18' 2" x 7' 5" (5.54m x 2.25m)

On The First Floor

Landing

Main Bedroom: 14' 1" x 10' 4" (4.29m x 3.16m)

Bedroom Two: 14' 10" x 8' 6" (4.51m x 2.60m)

Bedroom Three: 11' 10" x 7' 3" (3.61m x 2.21m)

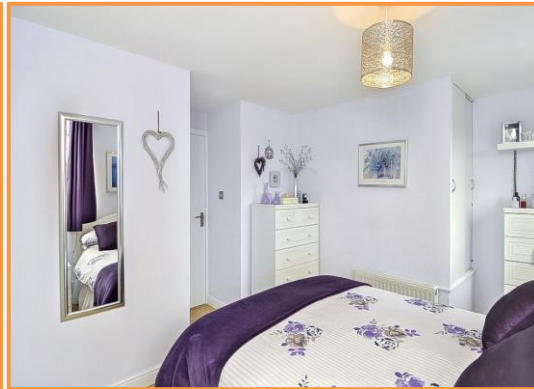
Bedroom Four: 8' 10" x 8' 2" (2.70m x 2.49m)

Bathroom: 6' 3" x 6' 1" (1.90m x 1.86m)

Garage

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.





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: D

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.**

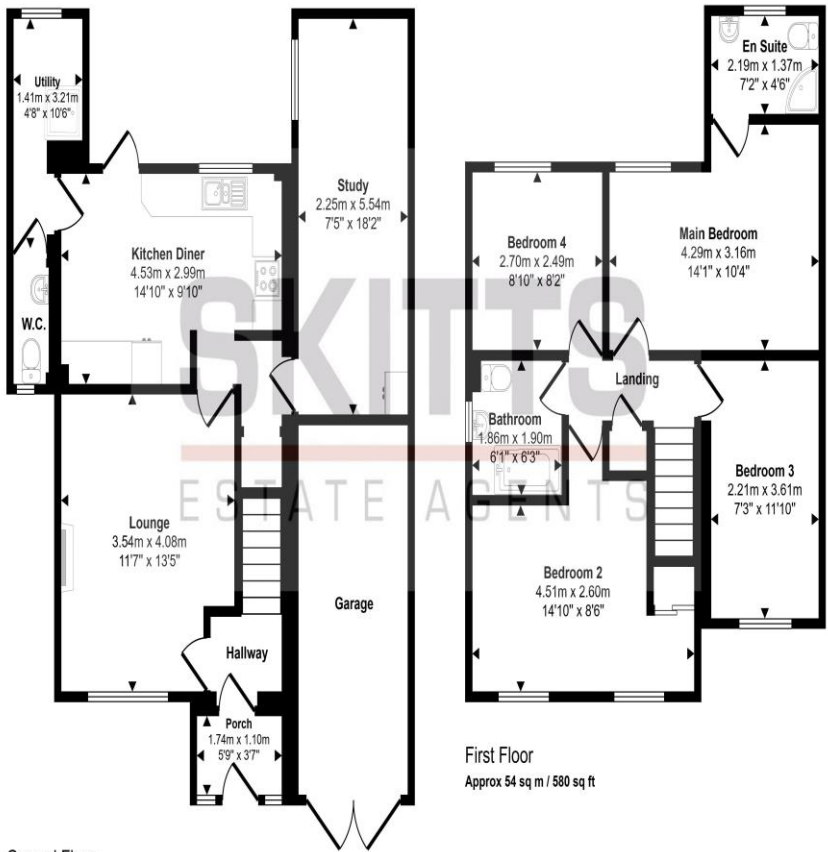
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in the Region Of £375,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
123 sq m / 1324 sq ft



Ground Floor
Approx 69 sq m / 745 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

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