

for sale

£240,000 Freehold



Lakelot Close Willenhall WV12 4JX

A modern and spacious **THREE-BEDROOM END-TERRACE** family home, offering well-proportioned accommodation throughout including a generous living room, fitted kitchen, guest WC, family bathroom and en-suite to the principal bedroom. Benefiting from a private rear garden and off-road parking.

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Hallway

Welcoming entrance hallway.

Kitchen

11' 3" x 9' 11" (3.43m x 3.02m)

Modern fitted kitchen with a range of wall and base units, work surfaces over, integrated appliances, four-ring gas hob with stainless steel splashback and double-glazed window to front aspect.

Toilet

Ground floor wc comprising a wash hand basin and low-flush toilet.

Living Room

10' 5" x 15' 5" (3.17m x 4.70m)

Having central heating radiator and double-glazed windows and double doors to rear garden.

Landing

Bedroom One

9' 10" x 9' 9" (3.00m x 2.97m)

Having built-in storage, central heating radiator and double-glazed window to front aspect.

En-Suite

5' 9" x 5' 5" (1.75m x 1.65m)

Having shower enclosure, wash hand basin and low-flush toilet.

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)

Having double-glazed window to rear and central heating radiator.

Bedroom Three

10' 7" x 6' 7" (3.23m x 2.01m)

Having double-glazed window to rear and central heating radiator.

Bathroom

5' 10" x 5' 7" (1.78m x 1.70m)

Having paneled bath, wash hand basin and low-flush toilet.

Rear Garden

Private enclosed rear garden, mainly laid to lawn with decked



entertaining areas.

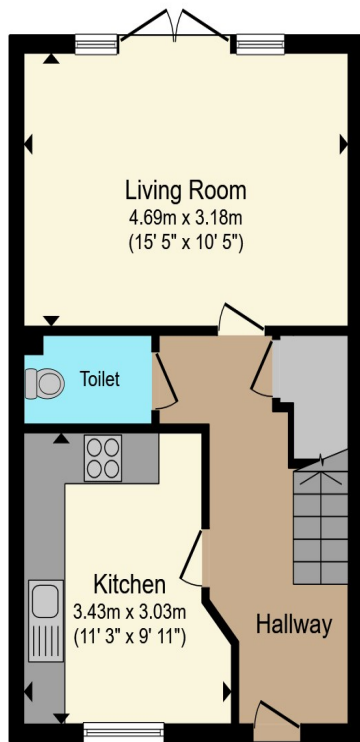
Agents Note

Tree preservation order present

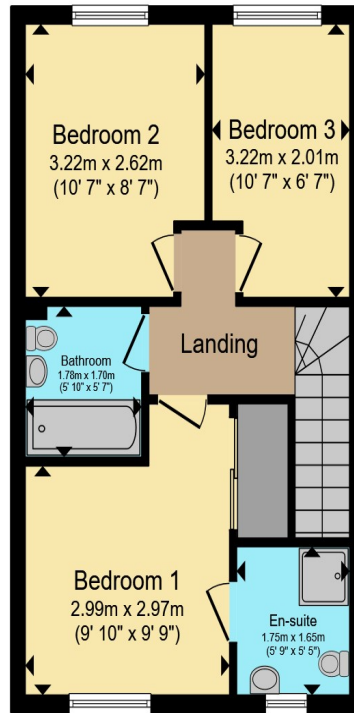
Title register restrictions (MM50987):

- The property is subject to restrictive covenants (rules that limit what can be done with the land) contained in a 2015 document from the developer, Taylor Wimpey UK Limited. These are common in modern estates to maintain the character of the neighbourhood.
- The owner cannot claim a legal right to light or air if it would prevent neighbours from building on their own land, based on a 1960 agreement.
- A certificate must be obtained from CP Bigwood Properties Limited before the property can be sold, to confirm that certain management rules in the 2015 agreement have been followed.
- Written notice must be given to Creditfix Limited before any sale or transfer of the property can be registered.
- The property has rules regarding the maintenance and responsibility for boundary structures like fences or walls.





Ground Floor



First Floor

Total floor area 74.7 m² (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
Dubberley**

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PW1104644 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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