



Silverstone Close,
Walsall, WS2 0NW

SKITTS
ESTATE AGENTS

Accommodation description

***** LINK DETACHED FAMILY HOME *** EXTENDED *** CONVERTED GARAGE *** AMPLE DRIVEWAY *** CONSERVATORY *** LOW MAINTENANCE REAR GARDEN *** STUNNING PRESENTATION THROUGHOUT ***** This is an impressive three bedroom extended link detached family home located at the head of a cul de sac so must be viewed to be appreciated. Located on the highly demanded Briarsleigh Estate with walking distance to excellent local schools, shops, amenities, public transport links and easy access to motorway networks. The property offers lounge, kitchen, second reception room, hallway, conservatory, three bedrooms, shower room, low maintenance rear garden and an ample driveway. Call now to secure your early viewing!

Description: This is an impressive three bedroom extended link detached family home located at the head of a cul de sac so must be viewed to be appreciated. Briefly comprises of:-

Lounge: 14' 8" x 14' 9" (4.47m x 4.49m) Double glazed window to front, central heating radiator, gas fire with

feature surround, laminate flooring, door to kitchen and stairs to first floor landing

Kitchen: 14' 8" x 8' 6" (4.47m x 2.59m) Modern white gloss matching wall and base units with work surfaces over along with matching splashbacks, corner larder with spot lights, feature extractor, electric hob, eye level double oven, space and plumbing for washing machine and tumble dryer, integrated fridge, freezer and dishwasher, sink and drainer with mixer tap over, double glazed window to rear, plinth heater and doors to lounge, conservatory, hallway and understairs storage

Conservatory: 12' 2" x 8' 11" (3.71m x 2.72m) French doors to side, tiled flooring and wall mounted radiator

Second Reception Room: 21' 1" x 7' 11" (6.42m x 2.41m) This is an extended and converted garage that offers French doors to side, double glazed window to front, laminate flooring and central heating radiator

First Floor Landing: Feature modern glass, chrome and wood balustrade, doors to three bedrooms and airing cupboard, double glazed window to side and loft access

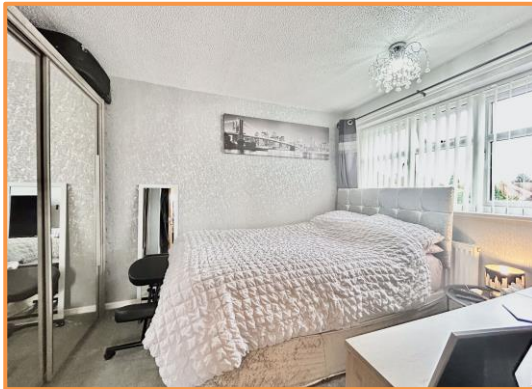
Bedroom One: 12' 1" x 8' 3" (3.68m x 2.51m) Double glazed window to front, central heating radiator, built in wardrobes with large corner storage units and over head storage

Bedroom Two: 11' 3" x 8' 4" (3.43m x 2.54m) Double glazed window to rear and central heating radiator

Bedroom Three: 9' 0" x 6' 2" (2.74m x 1.88m) Double glazed window to front and central heating radiator

Shower Room: 6' 0" x 5' 5" (1.83m x 1.65m) Frosted double glazed window to rear, heated towel rail, shower enclosure with over head and hand held shower, vanity unit housing storage, sink and low level WC and floor to ceiling tiling

Rear Garden: Low maintenance garden with composite decked area, block paving, raised beds with mature shrubs and plants and an open aspect to rear





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: 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.

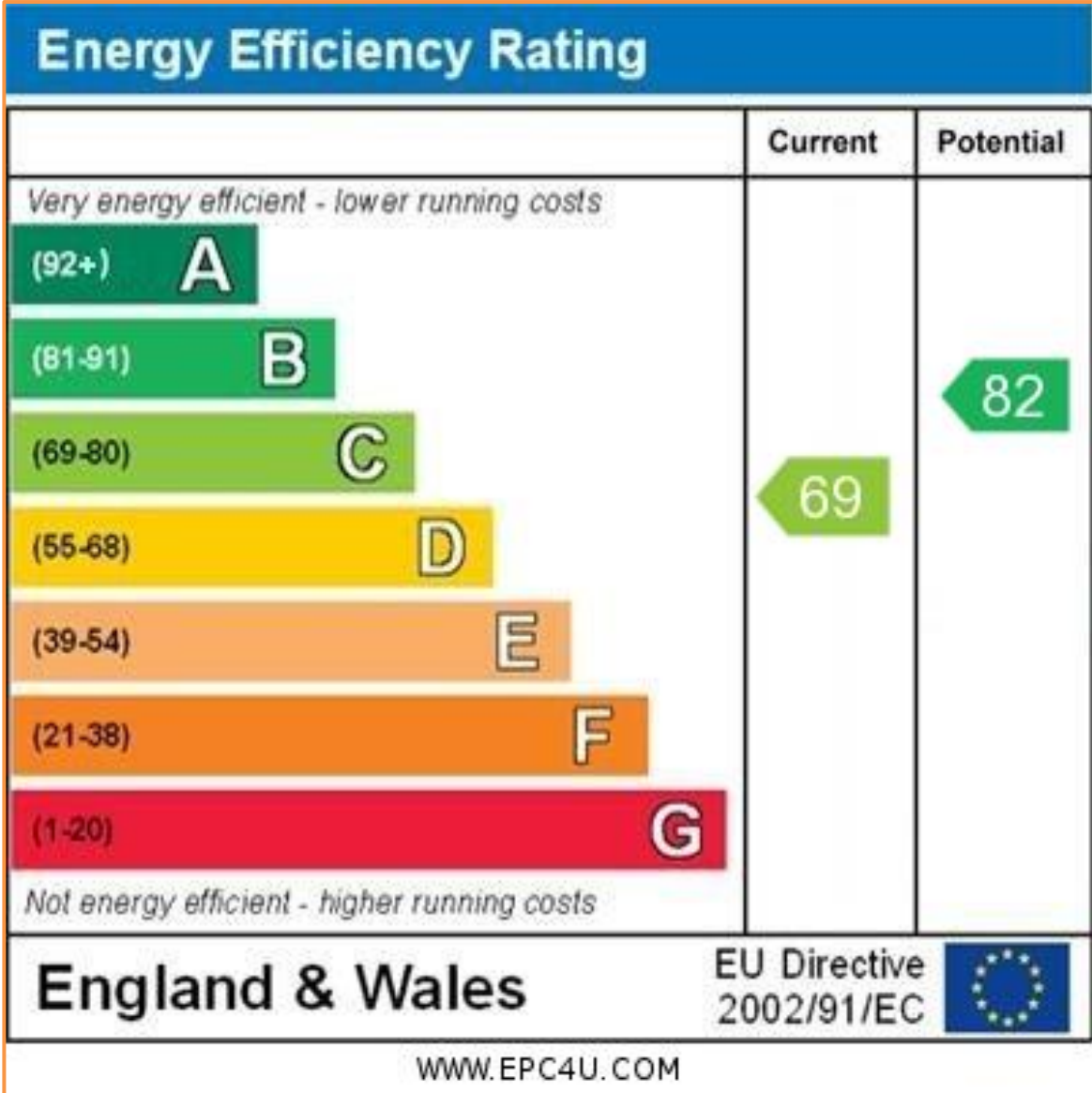
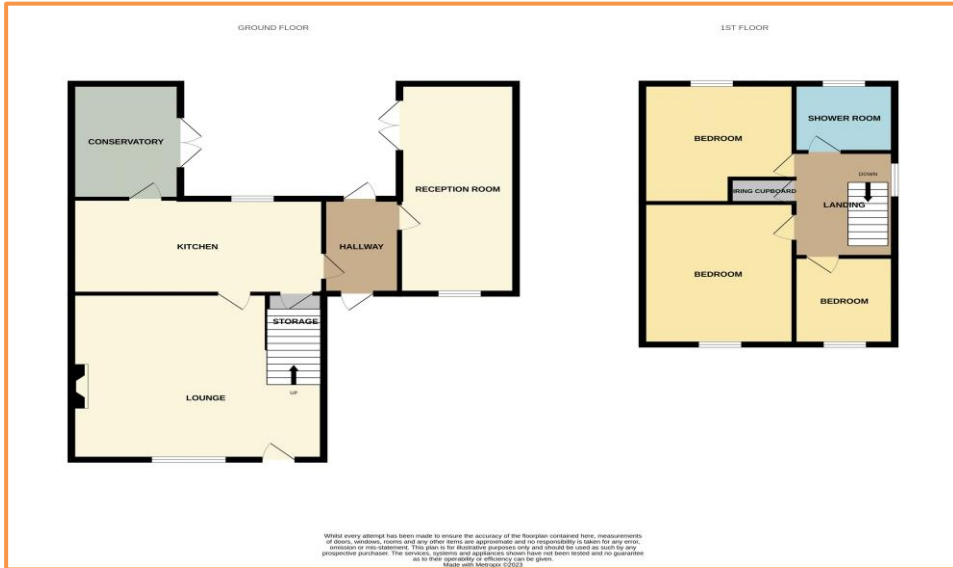
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£275,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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