



## Hucker Close, Pleck

Walsall, WS2 9BJ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

Situated in the popular area of Pleck, Walsall, this well-proportioned three bedroom semi-detached home is ideal for first-time buyers or a young family. Offered with no upward chain, the property presents an excellent opportunity to add value and personalise. The ground floor features a spacious lounge and a bright, functional dining kitchen, perfect for family meals and entertaining. Upstairs, you'll find three generously sized bedrooms and a modern fitted shower room offering comfortable living space for all. The home benefits from gas central heating and UPVC double glazed windows throughout, ensuring warmth and energy efficiency. Outside, the property boasts a concrete print driveway providing off-road parking, as well as an enclosed rear garden with views over local allotments, offering a peaceful and private outdoor space. This property has excellent potential for improvement and modernisation, making it a fantastic investment. Internal viewing is highly recommended to appreciate everything this home has to offer.

### Reception Hall

**Lounge:** 15' 11" x 13' 10" (4.86m x 4.22m)

**Dining Kitchen:** 19' 3" x 9' 6" (5.87m x 2.89m)

**Bedroom One:** 13' 0" x 10' 4" (3.95m x 3.14m)

**Bedroom Two:** 12' 4" x 9' 7" (3.77m x 2.93m)

**Bedroom Three:** 9' 1" x 8' 8" (2.77m x 2.65m)

**Shower Room:** 7' 10" x 5' 5" (2.39m x 1.65m)





# 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: B**

**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 - Bloxwich Tel: 0192 478104 Email: bloxwich@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.

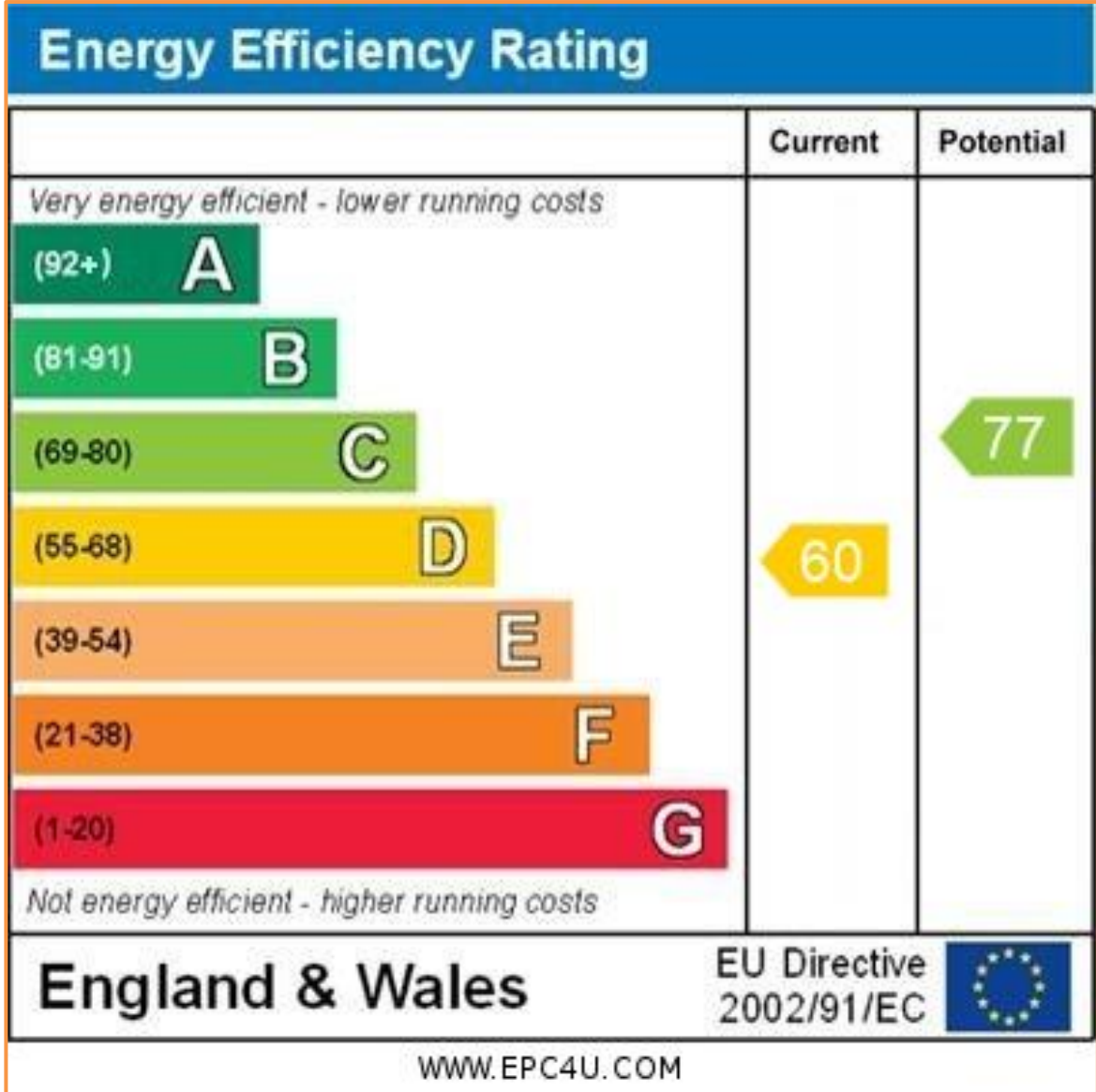
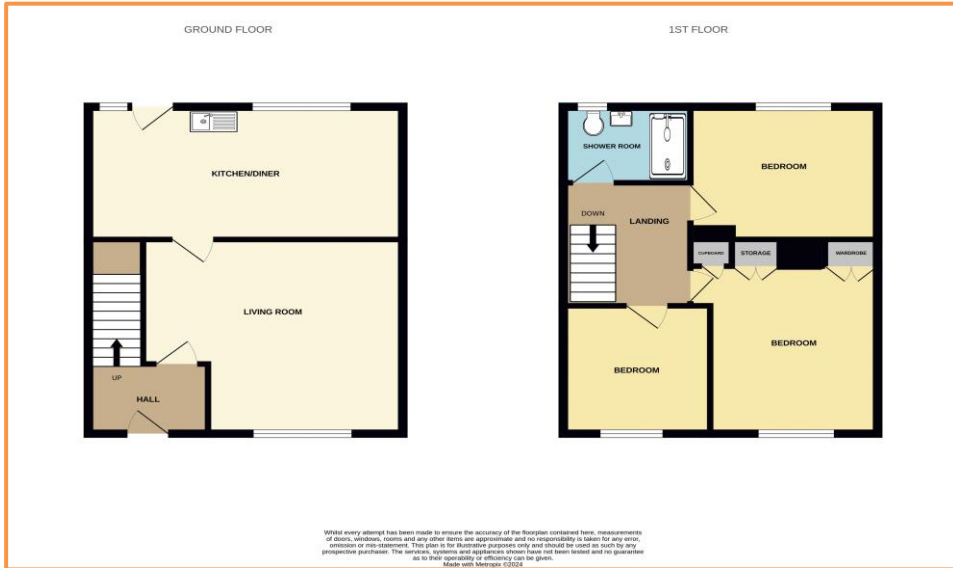
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£190,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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