

# SKITTS

ESTATE AGENTS



**Shelton Close,  
Wednesbury, WS10 0TZ**

**Offers Over £270,000**

0121 520 2255

**We Value Your Home**



Occupying a pleasant cul-de-sac position backing onto woodland within this popular development ideally placed for commuters and highly regarded local schools, this substantially enlarged and improved three bedroom link detached house with conservatory is immaculately presented throughout representing an excellent family home and requiring inspection to be appreciated.

#### Entrance Hallway

**Lounge** 13' 11" x 12' 6" (4.24m x 3.81m)

**Kitchen/Diner** 15' 6" x 10' 9" (4.72m x 3.28m)

**Reception/study/utility room** 20' 4" x 7' 7" (6.21m x 2.30m)

**Large conservatory.**

#### First Floor Landing

**Bedroom One** 12' 7" x 9' 7" (3.83m x 2.93m)

**Bedroom Two** 10' 1" x 8' 4" (3.07m x 2.55m)

**Bedroom Three** 9' 6" x 5' 9" (2.90m x 1.76m)

#### Family Bathroom

**Outside** Multi vehicle off road parking. Well proportioned and attractively landscaped rear garden with lawn and well stocked borders.



**TENURE:** . 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.

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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.

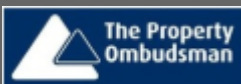




75-77 Great Bridge  
Tipton  
DY4 7HF

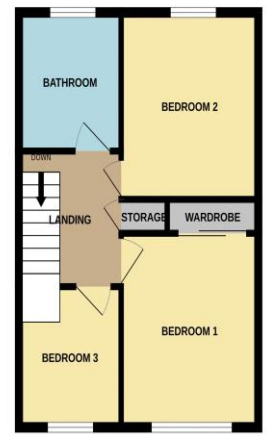
0121 520 2255

greatbridge@skitts.net



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
Shelton Close