



**16 Upper Landywood Lane, Cheslyn Hay**  
Walsall, WS6 7AU

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A BEAUTIFULLY PRESENTED THREE BEDROOM TRADITIONAL SEMI-DETACHED HOUSE\*\*** situated in the popular village of Cheslyn Hay. Benefits from double glazing and gas radiator central heating. Comprises of lounge, separate dining room, kitchen, ground floor bathroom, enclosed rear garden. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** A traditional three bedroom semi-detached house situated in the popular village of Cheslyn Hay. The property must be viewed to be fully appreciated. Briefly comprises of:-

**Lounge:** 11' 11" x 11' 5" (3.63m x 3.47m) having uPVC double glazed front entrance door, uPVC double glazed window to the front, fireplace with open fire and tiled hearth, wooden flooring, coving, built in over head cupboards, radiator, dado rail

**Dining Room:** 11' 11" x 11' 6" (3.62m x 3.50m) having under stairs storage cupboard, tiled floor, fireplace with wood burning stove, uPVC French style doors leading to

the rear garden, beamed ceiling, radiator, stairs leading to the first floor, double glazed window to the side, archway leading to:

**Kitchen:** 12' 2" x 6' 10" (3.72m x 2.08m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space for gas cooker, plumbing for washing machine, space for refrigerator/freezer, uPVC double glazed window to the side, tiled floor, door leading to:

**Downstairs Bathroom:** 7' 7" x 6' 8" (2.30m x 2.03m) having freestanding bath, pedestal wash hand basin, low flush W.C., airing cupboard, obscure uPVC double glazed window to the rear, heated towel rail

## On The First Floor

**Landing:** having half wooden panelling to the walls, doors leading off to:

**Bedroom One:** *11' 10" x 11' 6" (3.61m x 3.50m)* having uPVC double glazed window to the front, radiator, laminate flooring

**Bedroom Two:** *11' 11" x 7' 11" (3.63m x 2.41m)* having uPVC double glazed window to the rear, over stairs storage cupboard with access to the roof space, radiator, laminate flooring

**Bedroom Three:** *12' 2" x 6' 11" (3.71m x 2.10m)* having uPVC double glazed window to the side, radiator, laminate flooring

**Outside:** having enclosed fenced rear cottage garden with paved and decked patio areas, trees and shrubs, outside power points and light





# 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: TBC**

**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: 01922 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.

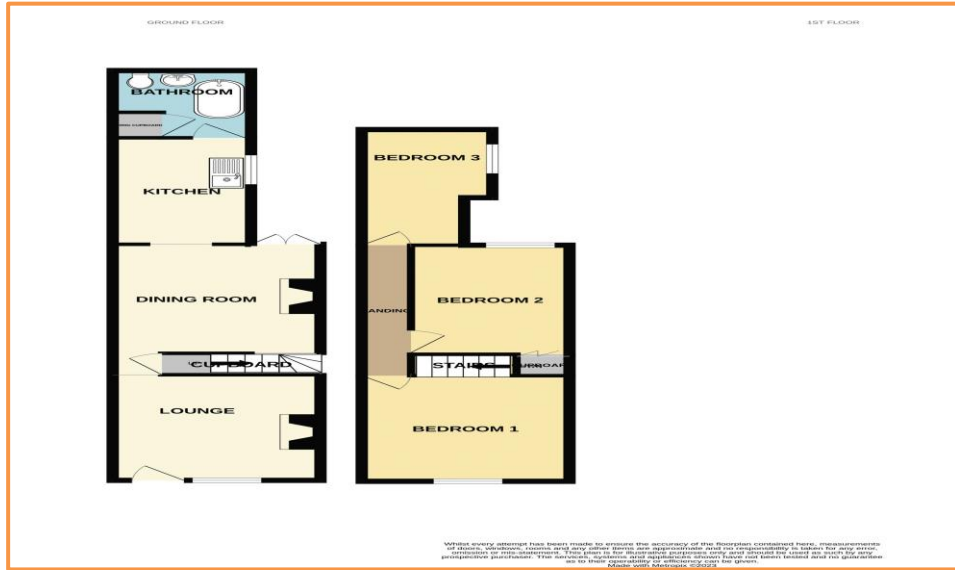
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£245,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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