



**Walsall Road, Great Wyrley**  
Walsall, WS6 6HX

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\* TWO BEDROOMS PLUS LOFT ROOM \*\*** A well presented semi-detached family home with two bedrooms plus loft room. The property has been modernised throughout and should be viewed to be fully appreciated. The accommodation has gas central heating and double glazing and briefly comprises of lounge, dining room, kitchen, utility room, two bedrooms, bathroom, loft room, off road parking and rear garden. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this two bedroom semi-detached house with a loft room. The property benefits from gas radiator central heating and double glazing and situated close to local schools and amenities. Comprises of lounge, dining room, refitted kitchen, utility, first floor bathroom, rear garden and off road parking.

**Lounge:** 11' 9" x 11' 9" (3.58m x 3.58m) having front entrance door, double glazed window to the front, one ceiling light point, radiator, storage cupboard and access into:

**Dining Room:** 11' 10" x 11' 9" (3.60m x 3.58m) having a double glazed window to the rear, one ceiling light point, radiator, stairs to the first floor and access into:

**Kitchen:** 10' 1" x 7' 3" (3.07m x 2.21m) having a range of fitted wall, drawer and base cupboard units work surfaces over, inset stainless steel sink and drainer unit with mixer tap, built in oven, inset four ring gas hob, double glazed window to the side, spot lights and door leading to:

**Utility Room:** 7' 11" x 7' 1" (2.41m x 2.16m) having a double glazed window to the rear, door to side leading into the rear garden, one ceiling light point, wall mounted boiler and plumbing for a washing machine

### On The First Floor

**Landing:** having stairs leading to the loft room and doors off to:

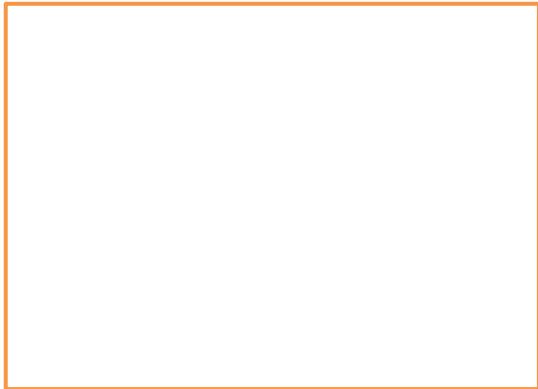
**Bedroom One:** 11' 10" x 11' 9" (3.60m x 3.58m) having a double glazed window to the front, radiator and one ceiling light point

**Bedroom Two:** 9' 0" x 6' 2" (2.74m x 1.88m) having a double glazed window to the rear, radiator, one ceiling light point and storage cupboard

**Bathroom:** 9' 11" x 7' 2" (3.02m x 2.18m) having a double glazed window to the rear, heated towel rail, white suite comprising panelled bath with shower over and splash screen, wash hand basin and low level WC.

**Loft Room:** 15' 10" x 11' 9" (4.82m x 3.58m) having a velux window and spotlights.

**Outside:** having off road parking to the fore. enclosed fenced garden to the rear with paved patio and lawn



# 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](mailto: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.

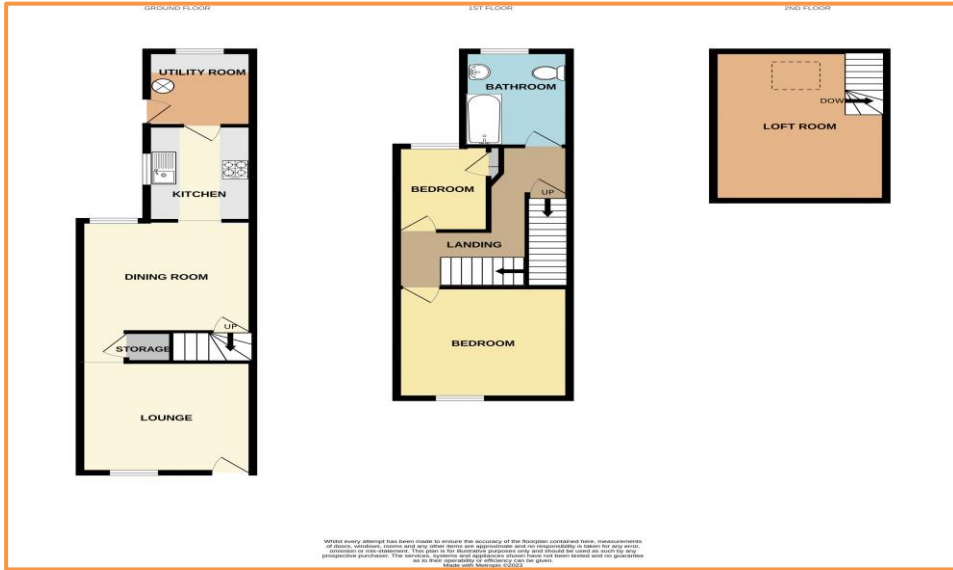
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£175,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



30/10/2023, 11:44

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

438 Walsall Road Great Wyrley WALSALL WS8 9HX	Energy rating	Valid until: 26 October 2033
	<b>E</b>	Certificate number: 3190-5638-0622-5321-3073

Property type	Semi-detached house
Total floor area	94 square metres

### Rules on letting this property

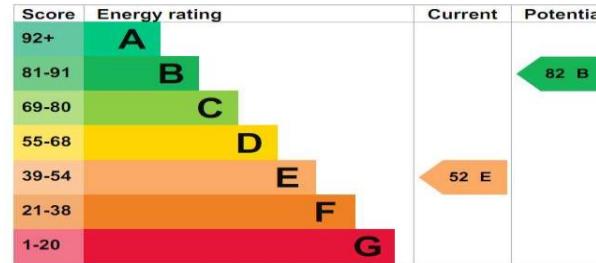
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

#### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor

<https://find-energy-certificate.service.gov.uk/energy-certificate/3190-5638-0622-5321-3073>

3 Queens Parade, Bloxwich, Walsall, WS3 2EX  
01922 478104 [bloxwich@skitts.net](mailto:bloxwich@skitts.net)