



Kent Avenue,
Walsall, WS2 8SD

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED FOUR BEDROOM TRADITIONAL DOUBLE BAY SEMI-DETACHED HOUSE**** situated close to local schools, amenities and M6 Motorway Junction 10. Benefits from gas radiator central heating and double glazing. Comprises of porch, hall, extended lounge/dining room, sitting room, kitchen, lean to, downstairs w.c., first floor bathroom, front and rear gardens, driveway and two garages. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: An extended four bedroom double fronted semi-detached house situated in a cul-de-sac position close to local schools and amenities. Ideal for commuters having the M6 Motorway Junction just a short distance away. The property has the benefit of double glazing and gas radiator central heating. Comprises of porch, reception hall, two receptions, kitchen, lobby, downstairs w.c., family bathroom, two garages, front and rear gardens.

Enclosed Porch: having double glazed double doors, double glazed windows to the front and side, hardwood door leading to:

Entrance Hall: having stairs leading off to the first floor, under stairs storage cupboard feature single glazed stained glass window, doors leading off to:

Sitting Room: 12' 9" x 12' 0" (3.88m x 3.65m) having double glazed bay window to the front, radiator, ceiling light point

Extended Through Lounge/Dining Room: 21' 0" x 11' 6" (6.40m x 3.50m) having double glazed window to the rear, radiator, feature fireplace with fitted gas fire, ceiling light point, ceiling coving, two wall light points

Kitchen: 12' 6" x 7' 5" (3.81m x 2.26m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit with mixer tap, plumbing for washing machine, space for refrigerator/freezer, part tiled walls, ceiling coving, double glazed window to the side and door leading to:

Inner Lobby: having doors leading off to garage, lean to and to:

Ground Floor W.C.: having a low flush W.C., ceiling light point, obscure single glazed window to the rear

Lean To: having doors leading off to the garage and to the rear garden

On The First Floor

Landing: having double glazed window to the rear, ceiling coving and doors leading off to:

Bedroom One: 13' 6" into bay x 12' 0" (4.11m x 3.65m) having double glazed bay window to the front, radiator, ceiling light point and ceiling coving

Bedroom Two: 12' 3" x 10' 3" (3.73m x 3.12m) having double glazed window to the rear, radiator, built in wardrobes, ceiling coving, ceiling light point

Bedroom Three: 12' 8" x 8' 6" (3.86m x 2.59m) having double glazed window to the front, radiator, ceiling light point

Bedroom Four: 7' 8" x 6' 11" (2.34m x 2.11m) having double glazed window to the fore, ceiling light point, ceiling coving, radiator

Bathroom: having suite comprising panelled bath, low flush W.C., wash hand basin, part tiled walls, obscure double glazed window to the rear, chrome effect heated towel rail, wall mounted boiler within cupboard

Outside: having enclosed fenced garden to the rear with paved patio, lawn and outside cold water tap. To the front of the property is a lawned garden with steps leading up the front entrance. There is a shared driveway which leads to a detached garage, private off road parking and also a side garage

Garage: 19' 5" x 8' 5" (5.91m x 2.56m) having up and over door to the front





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.

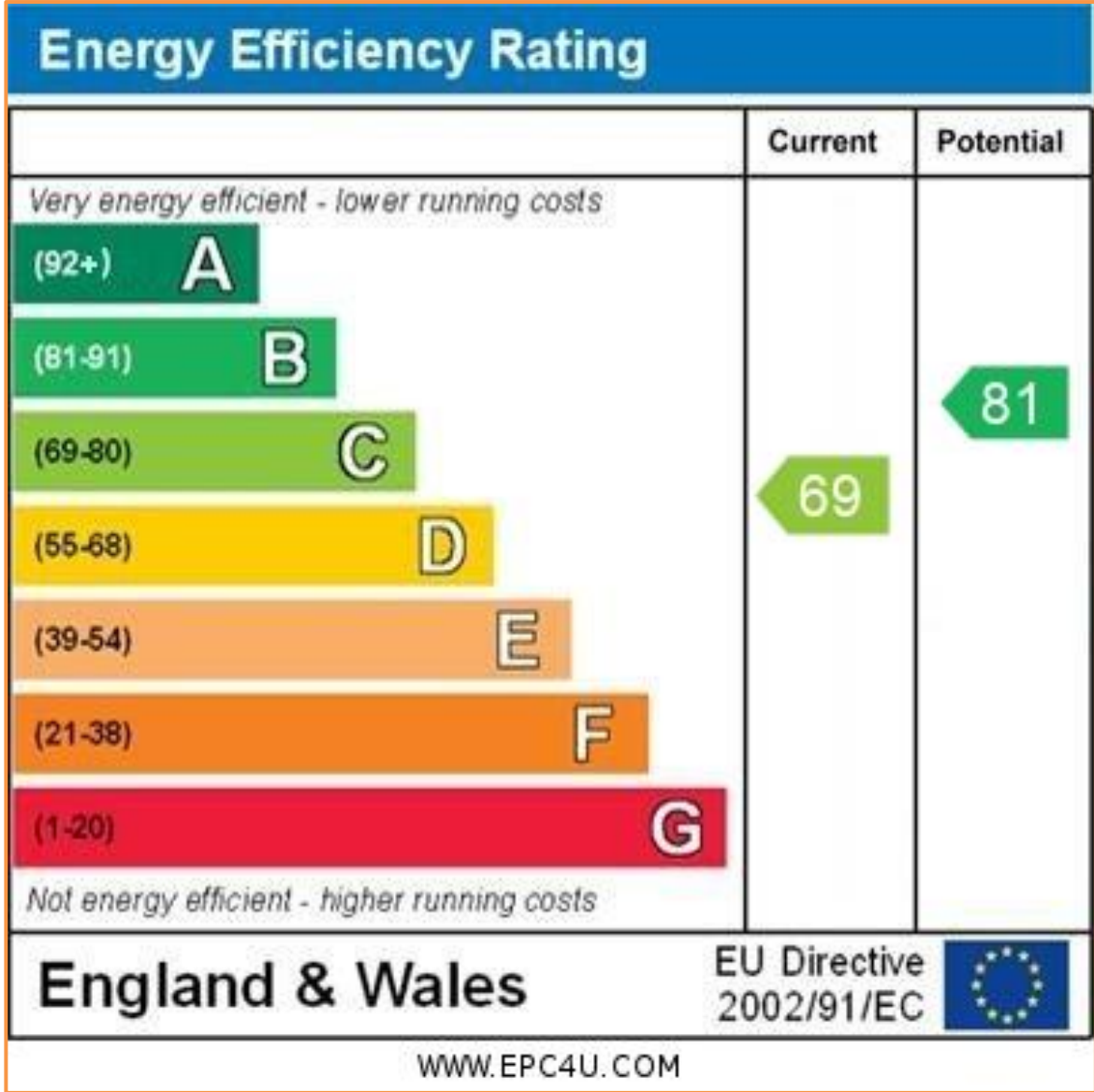
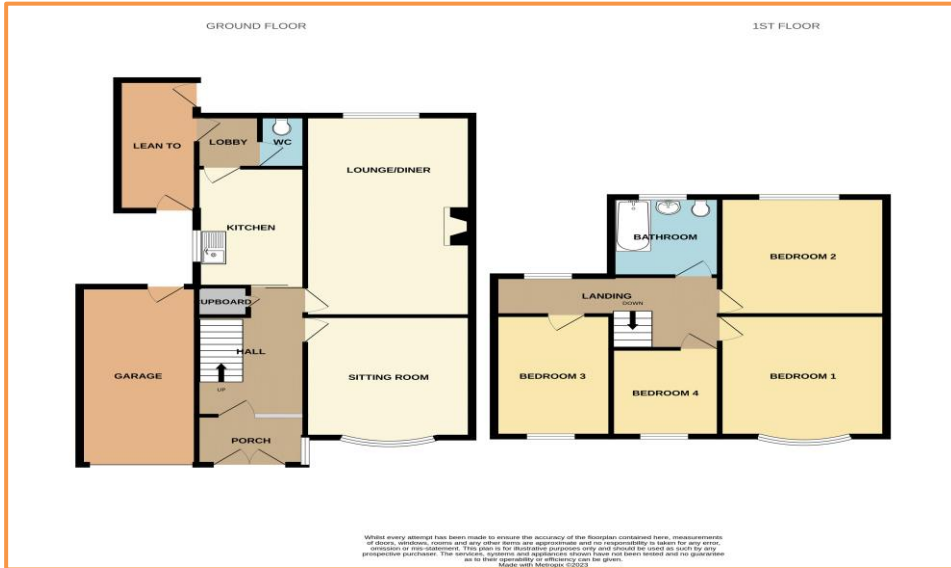
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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



**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE
BEST OF YOUR KNOWLEDGE**

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR