



## Dovedale Avenue, Pelsall

Walsall, WS3 4HG

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**IMMACULATE \*\* EXTENDED FAMILY HOME \*\* END OF CUL DE SAC \*\* THREE BEDROOMS \*\* EXTENDED KITCHEN \*\* EXTENDED DINING ROOM \*\* CORNER PLOT \*\* PARKING TO FRONT \*\* GARAGE \*\* IDEAL FOR RYDERS HAYES COMMUNITY SCHOOL \*\* STUNNING REAR GARDEN \*\* IDEAL FOR ACCESS TO BROWNHILLS / BLOXWICH \*\* BOOK YOUR VIEWING NOW \*\***

**Entrance Hall:** having double glazed door to the front, double glazed window to the front, laminate flooring, radiator, stairs leading to the first floor level, under stairs storage cupboard

**Lounge:** 20' 4" x 10' 8" (6.19m x 3.26m) having double glazed window to the front, fireplace with gas fire, radiator, TV point, two ceiling light points

**L-Shaped Dining Room:** 16' 3" max x 14' 9" max (4.95m x 4.49m) having double glazed window to the rear, double glazed patio doors, radiator, laminate flooring, door to lounge, open plan to snug

**Kitchen:** 17' 7" x 7' 2" (5.35m x 2.19m) having a range of fitted wall and base cupboard units, inset one and a half bowl sink and drainer unit, tiled splashbacks, built in oven, hob and cooker hood, built in refrigerator, freezer, dishwasher and washing machine, Worcester central heating boiler concealed in cupboard, dual aspect double glazed windows to the rear and side, radiator, two ceiling light points, door to the outside

### On The First Floor

**Landing:** having double glazed window to the side, airing cupboard, access to loft storage area, doors leading off to:

**Bedroom One:** 10' 10" x 8' 6" to wardrobe (3.30m x 2.58m) double bedroom having double glazed window to the front, fitted wardrobes, radiator, TV point

**Bedroom Two:** 9' 5" x 8' 9" to wardrobe front (2.87m x 2.67m) double bedroom having double glazed window to the rear, fitted wardrobes, radiator

**Bedroom Three:** 6' 9" x 5' 11" (2.06m x 1.81m) having double glazed window to the rear, radiator

**Bathroom:** having suite comprising bath with mixer tap, shower attachment and screen, vanity wash hand basin, W.C., extractor fan, chrome feature heated towel rail, downlighters to ceiling

**Outside:** having imprinted concrete driveway to the front for two cars. To the rear is a composite decking sun terrace with wide lawned area enclosed by fencing to all sides and shrubs to borders





# 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: 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 - 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.

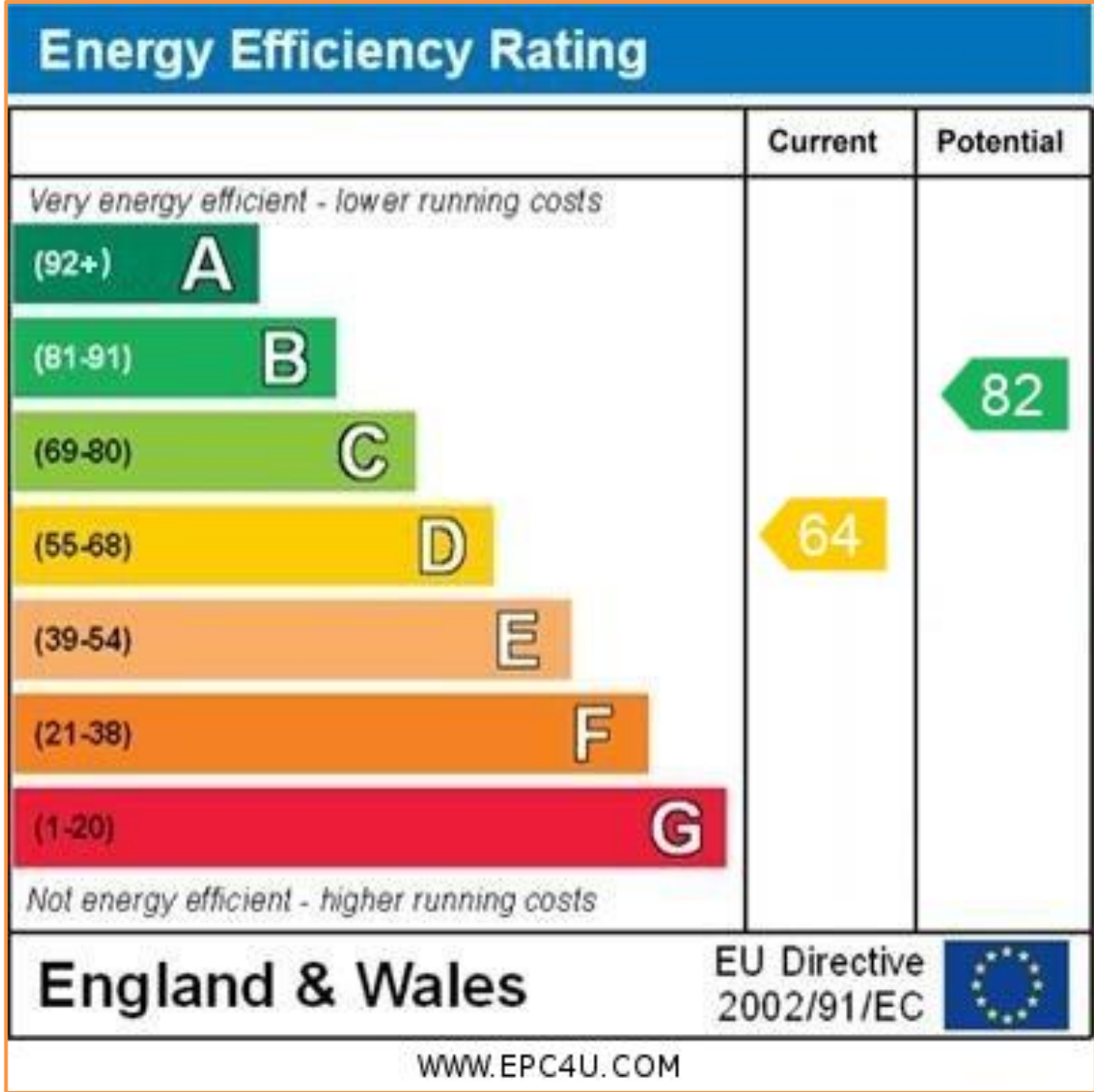
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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



9 New Road Willenhall West Midlands WV13 2BG  
01902 631151 [willenhall@skitts.net](mailto:willenhall@skitts.net)