



Coalway Road, Bloxwich

Walsall, WS3 2PS

SKITTS
ESTATE AGENTS

Accommodation description

****AN EXTENDED THREE BEDROOM MID TERRACED HOUSE WITH NO CHAIN**** ideal for first time buyers and young families. Close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, lounge, extended kitchen/dining room, utility room, downstairs w.c., three bedrooms, first floor shower room, front and rear gardens, off road parking to the rear. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this three bedroom mid terraced house offering no upward chain close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, entrance hall, lounge with feature fireplace, extended kitchen/dining room, utility, downstairs w.c., first floor modern shower room, front and rear gardens and off road parking at the rear.

Entrance Porch: having uPVC double glazed front entrance door, uPVC double glazed windows to the front and side, opening to:

Entrance Hall: having radiator, stairs leading to the first floor level, door to:

Lounge: 15' 2" x 12' 4" (4.62m x 3.77m) having uPVC double glazed bay window to the front, radiator, fireplace with living flame gas fire, door leading to kitchen/diner

Dining Area: 15' 6" x 6' 1" (4.72m x 1.85m) having fireplace with gas fire, under stairs storage area, tiled floor, radiator

Kitchen Area: 12' 7" x 5' 5" (3.83m x 1.64m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset single sink and drainer unit, wall mounted boiler, space for cooker, uPVC double glazed window to the rear, tiled floor, glazed door leading to:

Utility: 7' 4" x 5' 8" (2.23m x 1.72m) having plumbing for washing machine, inset single sink and drainer unit, uPVC double glazed windows to the rear and side, uPVC double glazed door leading to the garden

Downstairs W.C.: having W.C.

On The First Floor

Landing: having access to loft storage area, doors leading off to:

Bedroom One: *14' 3" x 9' 5" (4.34m x 2.88m)* having uPVC double glazed bay window to the front, radiator

Bedroom Two: *11' 7" x 9' 5" (3.53m x 2.87m)* having uPVC double glazed window to the rear, radiator

Bedroom Three: *11' 1" x 6' 0" (3.39m x 1.82m)* having uPVC double glazed window to the front, cupboard, radiator

Shower Room: *6' 1" x 5' 10" (1.85m x 1.77m)* having double shower cubicle with fitted shower, low flush W.C.,

vanity wash hand basin, heated towel rail, obscure uPVC double glazed window to rear

Outside: having garden to the rear with lawn and leads to off road parking with two up and over doors to the rear. Lawned foregarden with brick dwarf wall, wrought iron gate and detail





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: A

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 - 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.

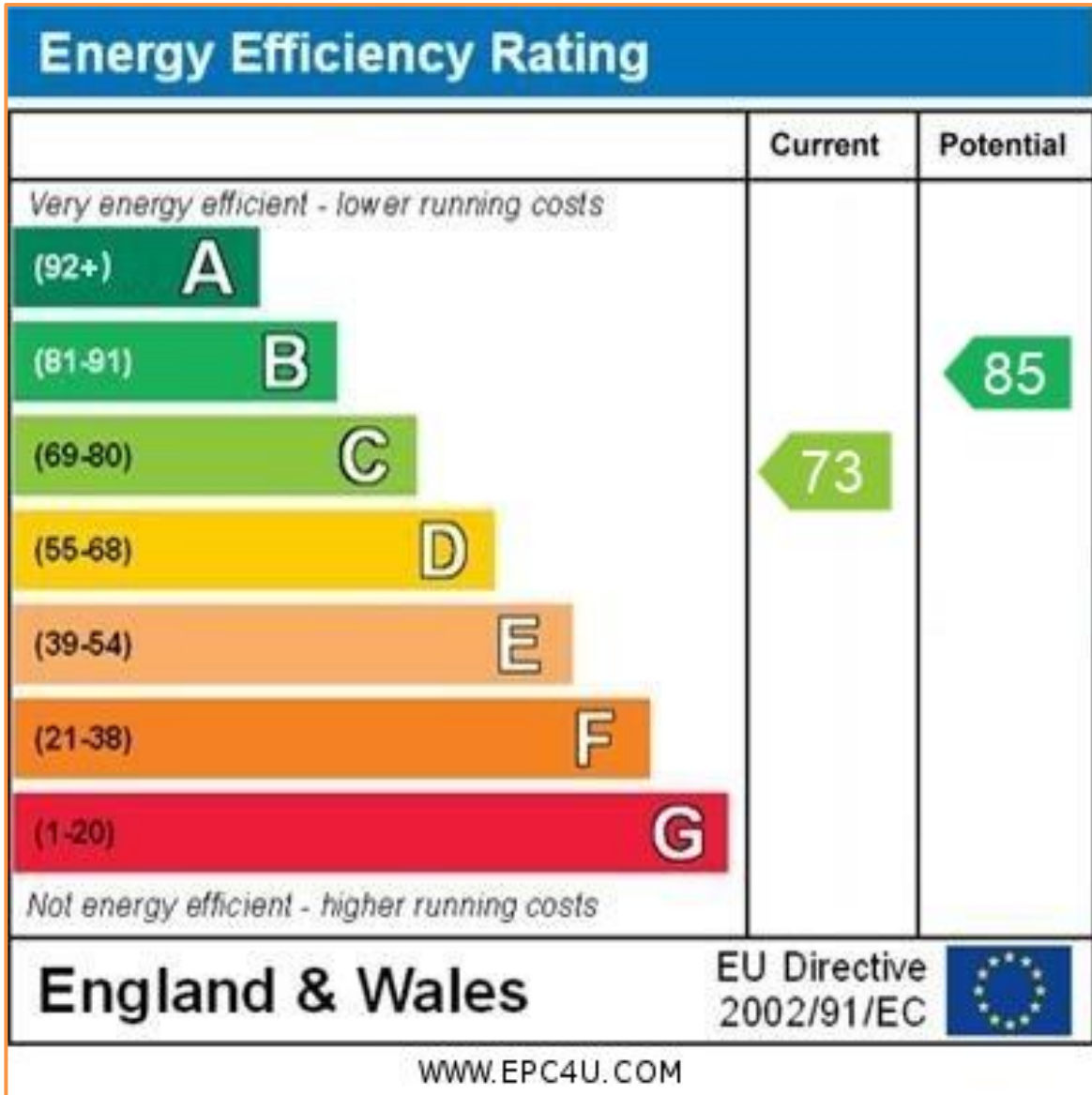
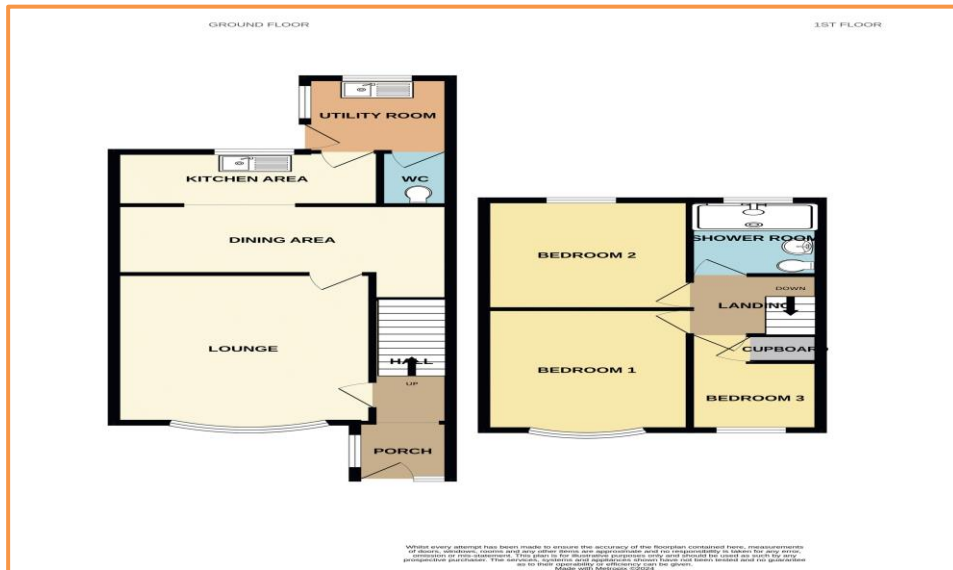
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in the Region Of £160,000

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

**3 Queens Parade, Bloxwich, Walsall, WS3 2PS
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