



Colliery Drive, Bloxwich

Walsall, WS3 2PL

SKITTS
ESTATE AGENTS

Accommodation description

****A MUCH IMPROVED AND REFITTED MODERN THREE BEDROOM DETACHED HOUSE**** situated in a cul-de-sac location. Close to local schools, train station and amenities.. Benefits from double glazing and gas radiator central heating. Briefly comprises of entrance hall, lounge, separate dining room, refitted kitchen with built in appliances, downstairs w.c., master bedroom with en-suite shower room, refitted family bathroom, enclosed rear garden, block paved driveway, solar panels and garage. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this much improved and refitted three bedroom detached house situated in a cul-de-sac location close to local schools, train station and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of hall, lounge, separate dining room, refitted kitchen with built-in appliances, downstairs w.c., master bedroom with refitted en-suite, separate refitted family bathroom, enclosed rear garden, integral single garage, solar panels (which are rented) and block paved driveway.

Entrance Hall: having uPVC double glazed front entrance door, radiator, door leading to:

Lounge: 14' 0" x 13' 5" (4.26m x 4.08m) having double glazed bay window to the front, fireplace with living flame gas fire, two radiators, stairs leading to the first floor level. Fully fitted plantation shutters. Door to:

Dining Room: 9' 7" x 8' 6" (2.93m x 2.58m) having uPVC double glazed French style doors leading to the rear garden, radiator, door to:

Refitted Kitchen: 11' 9" x 6' 11" (3.59m x 2.11m) having a range of fitted wall, drawer and base cupboard units with granite work surfaces over, inset sink and drainer unit, tiled splashbacks, built in fan assisted double oven, inset gas hob and extractor hood above, integrated dishwasher and microwave, tiled floor, uPVC double glazed window and door to the rear, door to:

Inner Lobby: having tiled floor, door leading to garage and door to:

Downstairs W.C: having obscure uPVC double glazed window to the side, low flush W.C., vanity wash hand basin, tiled floor, towel rail

On The First Floor

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

Bedroom One: 11' 3" x 9' 11" (3.43m x 3.02m) having uPVC double glazed window to the front, built in double wardrobe, radiator, door leading to:

Ensuite Shower Room: having double shower cubicle, vanity wash hand basin, low flush W.C., tiled floor and walls, heated towel rail, uPVC double glazed window to the side, extractor

Bedroom Two: 11' 5" x 7' 10" (3.47m x 2.39m) having uPVC double glazed window to the front, radiator, built in double wardrobe

Bedroom Three: 9' 4" to wardrobes x 6' 9" (2.84m x 2.05m) having uPVC double glazed window to the rear, radiator, built in wardrobes

Refitted Bathroom: 10' 2" x 6' 8" (3.11m x 2.03m) having suite comprising panelled bath with shower over, vanity wash hand basin, low flush W.C., heated towel rail, airing cupboard, tiled walls and floor, ceiling spotlights, underfloor heating, extractor fan, uPVC double glazed window to the rear

Outside: having enclosed fenced garden to the rear with paved patio, lawn, shed with power, side entrance gate and outside tap. Block paved driveway to the front

Garage: 15' 11" x 7' 10" (4.86m x 2.38m) having up and over door to the front, single glazed door to the side, power and light points, plumbing for washing machine





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: D

EPC RATING: B

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.

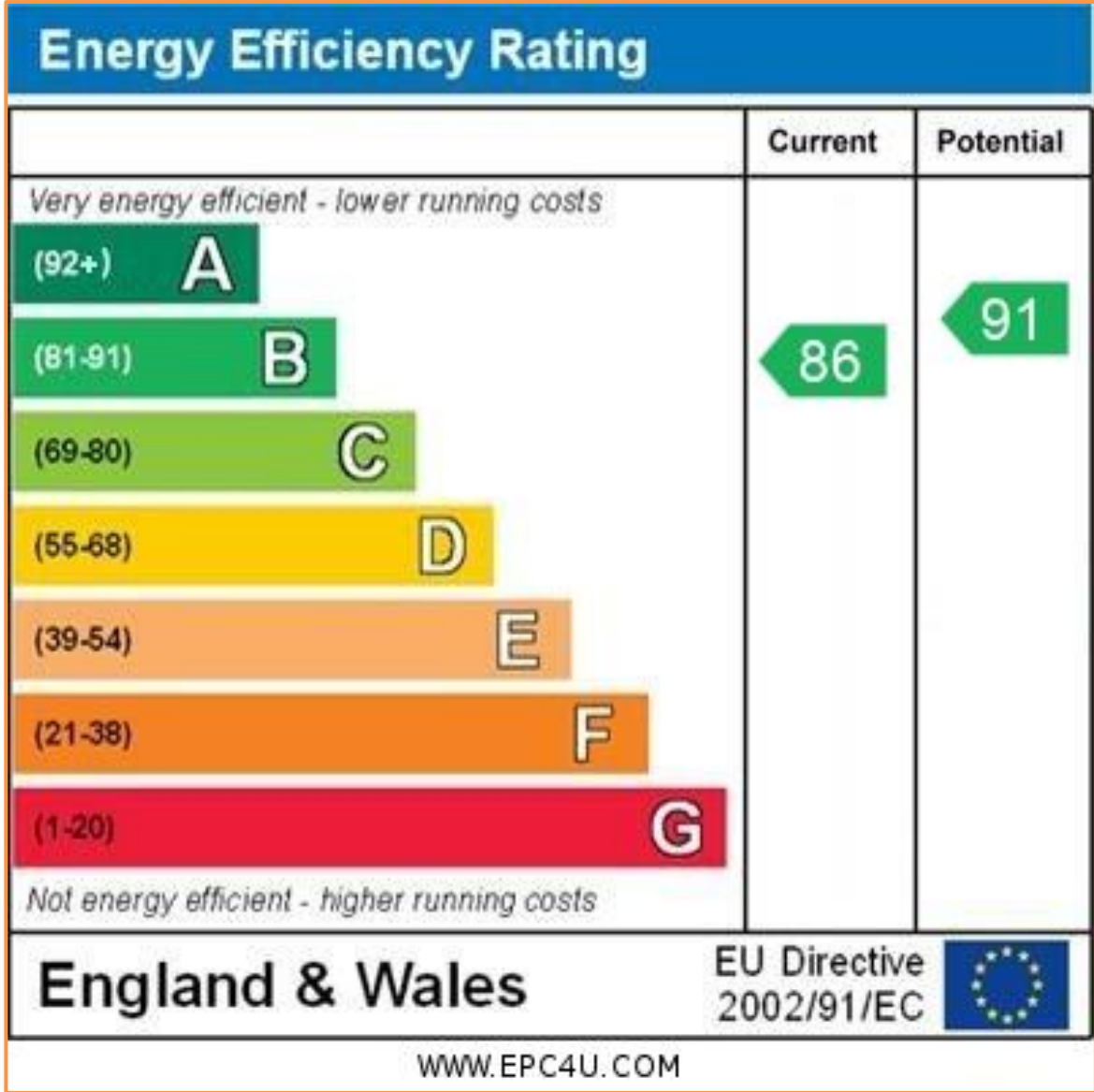
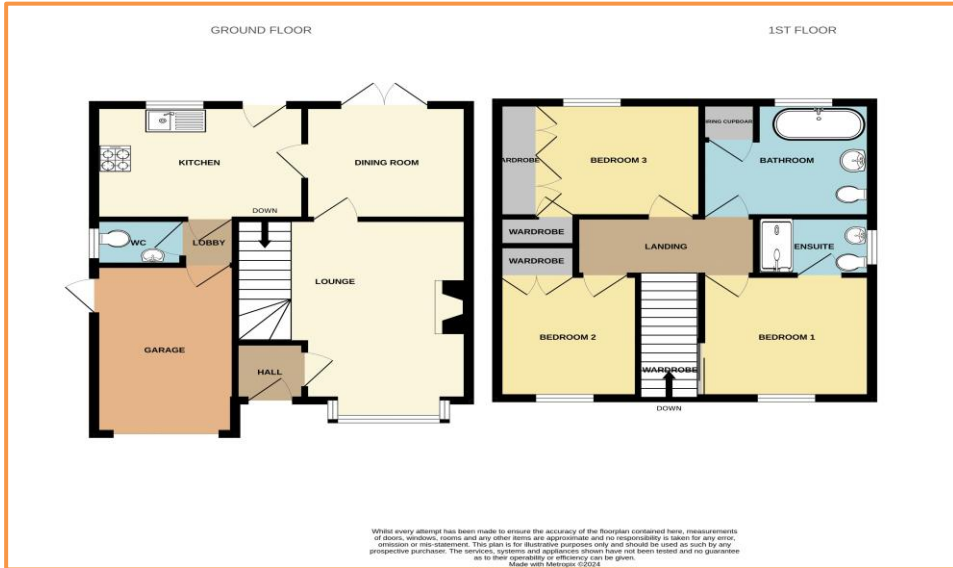
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £290,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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