



Alvaston Close, Bloxwich

Walsall, WS3 3RY

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM DETACHED BUNGALOW**** situated in a cul-de-sac location. No chain. Close to local amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, entrance hall, lounge, kitchen/diner, conservatory, shower room, front and rear gardens, garage and driveway. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this individually built three bedroom detached bungalow situated in a cul-de-sac location and offers no upward chain. The property benefits from gas radiator central heating and double glazing. Comprises of porch, reception hall, lounge with double doors opening into the kitchen/diner, conservatory, shower room, neat front and rear gardens, single garage and driveway affording off road parking.

Entrance Porch: having uPVC double glazed door to the front, uPVC double glazed window to the front, part single glazed door leading to:

Entrance Hall: having radiator, storage cupboards

Bedroom One: *13' 2" x 9' 9" (4.01m x 2.96m)* having single glazed window to the front, built in wardrobe, overhead cupboard, chest of drawers and two bedside cabinets, radiator

Bedroom Two: *9' 10" x 9' 9" (2.99m x 2.97m)* having uPVC double glazed window to the rear, radiator, built in wardrobes, overhead cupboards, radiator

Bedroom Three: *10' 0" x 7' 5" (3.04m x 2.26m)* having uPVC double glazed window to the rear, radiator

Refitted Shower Room: *9' 11" x 6' 4" (3.01m x 1.93m)* having double shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., radiator, obscure uPVC double glazed window to the rear, airing cupboard

Kitchen/Diner: 16' 8" x 12' 8" (5.08m x 3.85m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, built in double electric oven, extractor hood, fireplace with gas fire, plumbing for washing machine, two uPVC double glazed windows to the side, radiator, storage cupboard, uPVC double glazed sliding doors leading to:

Conservatory: 10' 3" x 5' 10" (3.12m x 1.78m) having uPVC double glazed windows, double glazed door leading to the rear garden

Lounge: 17' 11" x 10' 9" (5.46m x 3.27m) having uPVC double glazed window to the front, radiator, fireplace with living flame gas fire

Outside: having fully fenced enclosed garden to the rear with lawn, paved patio, security light, flower borders, side gated access. The front garden is laid to lawn and there is a tarmac driveway

Garage: 15' 10" x 8' 3" (4.83m x 2.52m) having up and over door to the front, gas and electric meters, uPVC double glazed window to the side, cold water tap, loft space, power and light points





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: 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 - 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.

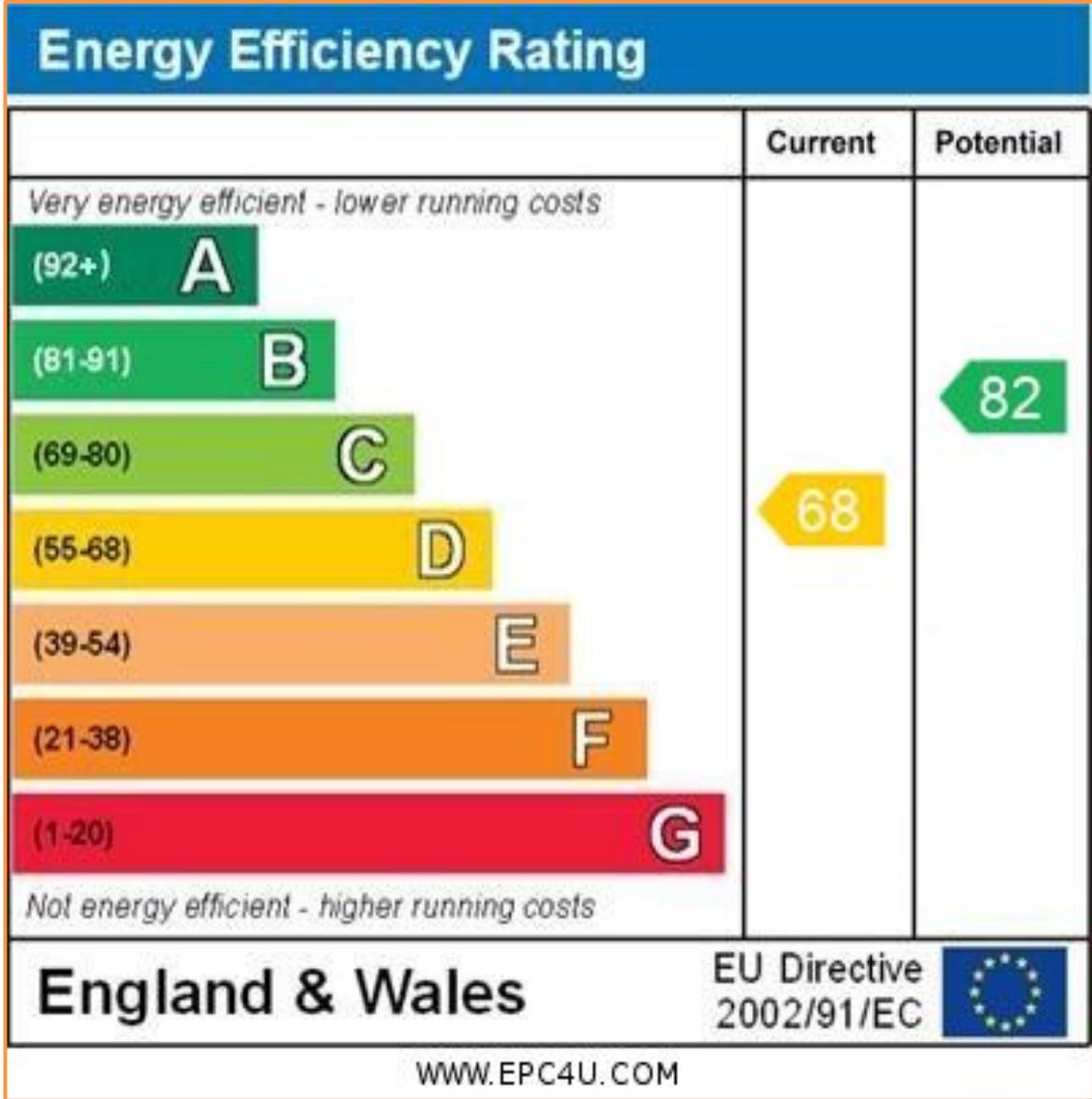
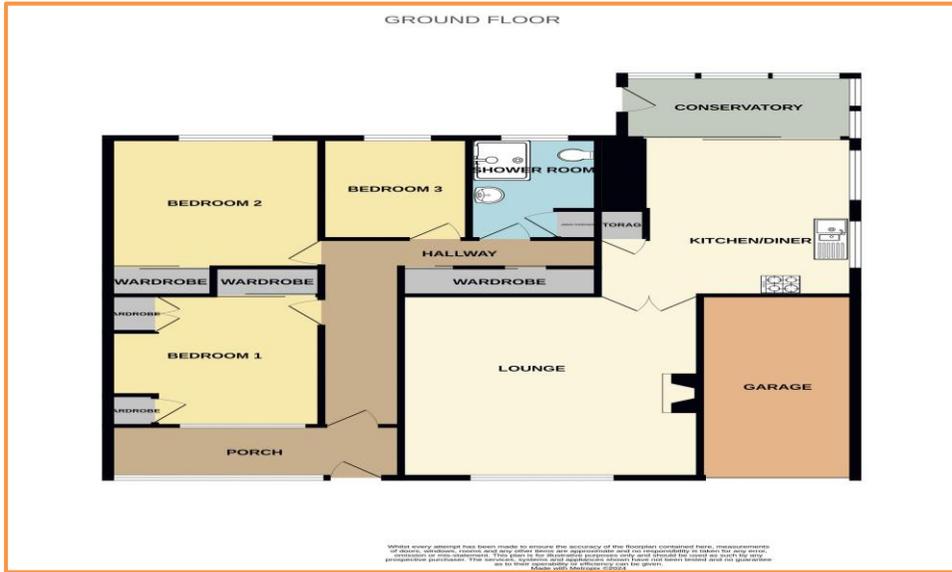
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£325,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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