



Bealeys Lane, Bloxwich

Walsall, WS3 2JU

SKITTS
ESTATE AGENTS

Accommodation description

****A TRADITIONAL THREE BEDROOM DETACHED BUNGALOW**** situated on a corner plot close to King George V playing fields. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, separate dining room, modern refitted kitchen, master bedroom with en-suite shower room, separate refitted bathroom, front, side and rear gardens, driveway and detached garage. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: A charming three bedroom traditional detached bungalow situated on a generous corner plot position adjacent to King George V memorial playing fields. Enjoying the convenience of nearby amenities, the property benefits from double glazing and gas radiator central heating, a modern refitted kitchen with built-in appliances, lounge and separate dining room, master bedroom with bi-fold doors opening onto the rear garden and an en suite shower room, refitted family bathroom, Neatly presented front, side and rear gardens. Off road parking via the side driveway and there is a separate detached garage.

Entrance Hall: having single glazed front entrance door, double glazed windows, radiator, storage cupboard, doors off to:

Dining Room: *10' 10" x 9' 4" (3.31m x 2.85m)* having uPVC double glazed window to the front, radiator, doors leading to:

Lounge: *22' 11" x 12' 4" (6.98m x 3.76m)* having a brick fireplace, uPVC double glazed windows to the front and side, two radiators

Refitted Kitchen: *13' 1" x 11' 3" (3.99m x 3.44m)* having a range of fitted wall, drawer and base cupboard units with work surfaces over, island with cupboards beneath, inset one and a half bowl sink unit, built in Indesit electric oven, gas hob and extractor hood, plumbing for washing machine, uPVC double glazed window to the rear, cupboard housing the boiler, radiator

Bedroom One: *15' 1" max x 11' 8" (4.60m x 3.56m)* having uPVC double bi fold doors to the rear garden, radiator, access to loft storage area, door leading to:

En-Suite Shower Room: having shower cubicle with Triton electric shower, pedestal wash hand basin, low flush W.C., chrome effect heated towel rail, ceiling spot lights, extractor fan

Bedroom Two: *11' 11" x 9' 11" (3.62m x 3.03m)* having uPVC double glazed window, radiator

Bedroom Three: *13' 1" max into recess x 8' 11" (4.00m x 2.72m)* having uPVC double glazed window, radiator

Refitted Bathroom: having suite comprising panelled bath with Triton shower over, pedestal wash hand basin, low flush W.C., radiator, extractor

Outside: having lawns, flower and shrub gardens to the front and side. Enclosed fenced garden to the rear with

lawns, shrubs and trees, paved patio, two side gates, cold water tap and detached wooden garage. Driveway affording off road parking.





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: 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.



£415,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and the general state and appearance and the responsibility is taken by any other person in the relevant. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, equipment and appliances shown here are not tested and no guarantee is to be given. Approved by EPC4U.COM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

3 Queens Parade, Bloxwich, Walsall, WS3 2EX
01922 478104 bloxwich@skitts.net