



**Plant Way, Pelsall**  
Walsall, WS3 5DL

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A MUCH IMPROVED & REFITTED THREE BEDROOM SEMI-DETACHED HOUSE\*\*** situated in a **cul-de-sac** location near to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of porch, lounge, refitted kitchen/diner with built-in hob, oven & extractor, refitted bathroom, front and rear gardens, driveway affording off road parking for car/caravan. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!\*\***

**Description:** Skitts are delighted to offer for this sale this well maintained and improved three bedroom semi-detached house which briefly comprises of:-

**Entrance Porch:** having uPVC double glazed door, uPVC double glazed windows, uPVC double glazed obscure front entrance door leading to:

**Entrance Hall:** having obscure double glazed windows, laminate flooring, wooden panelling, stairs leading to the first floor level, radiator, ceiling spotlights, opening to:

**Lounge:** 12' 7" x 10' 8" (3.83m x 3.24m) having feature fireplace with gas fire, laminate flooring, double glazed bay window to the front, wooden panelling, opening to:

**Refitted Kitchen Diner:** 18' 10" x 9' 6" (5.74m x 2.90m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, larder unit, inset sink and drainer unit, built in electric oven, gas hob and extractor hood, laminate flooring, under stairs cupboard, vertical radiator, uPVC double glazed window to the rear, double glazed French style doors leading to the rear garden

### On The First Floor

**Landing:** having access to loft storage area, airing cupboard, wooden paneling, doors leading off to:

**Bedroom One:** 12' 8" x 10' 10" to wardrobes (3.87m x 3.29m) having uPVC double glazed window to the front, radiator, built in wardrobes.



**Bedroom Two:** 12' 8" x 9' 6" (3.87m x 2.89m) having uPVC double glazed window to the rear, radiator

**Bedroom Three:** 9' 4" x 7' 9" (2.84m x 2.37m) having uPVC double glazed window to the front, radiator, built in cupboard

**Refitted Bathroom:** 7' 9" x 5' 5" (2.36m x 1.65m) having suite comprising panelled bath with shower over, low flush W.C., vanity wash hand basin, tiled splashbacks, heated towel rail, tiled floor, obscure uPVC double glazed window to the rear, ceiling spotlights

**Outside:** having garden to the rear with paved patio, lawn, outside tap, outside lights, brick built shed with power and light, two brick outbuildings and side gated access. To the front the garden is also laid to lawn with driveway affording ample 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: B**

**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](mailto: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.**

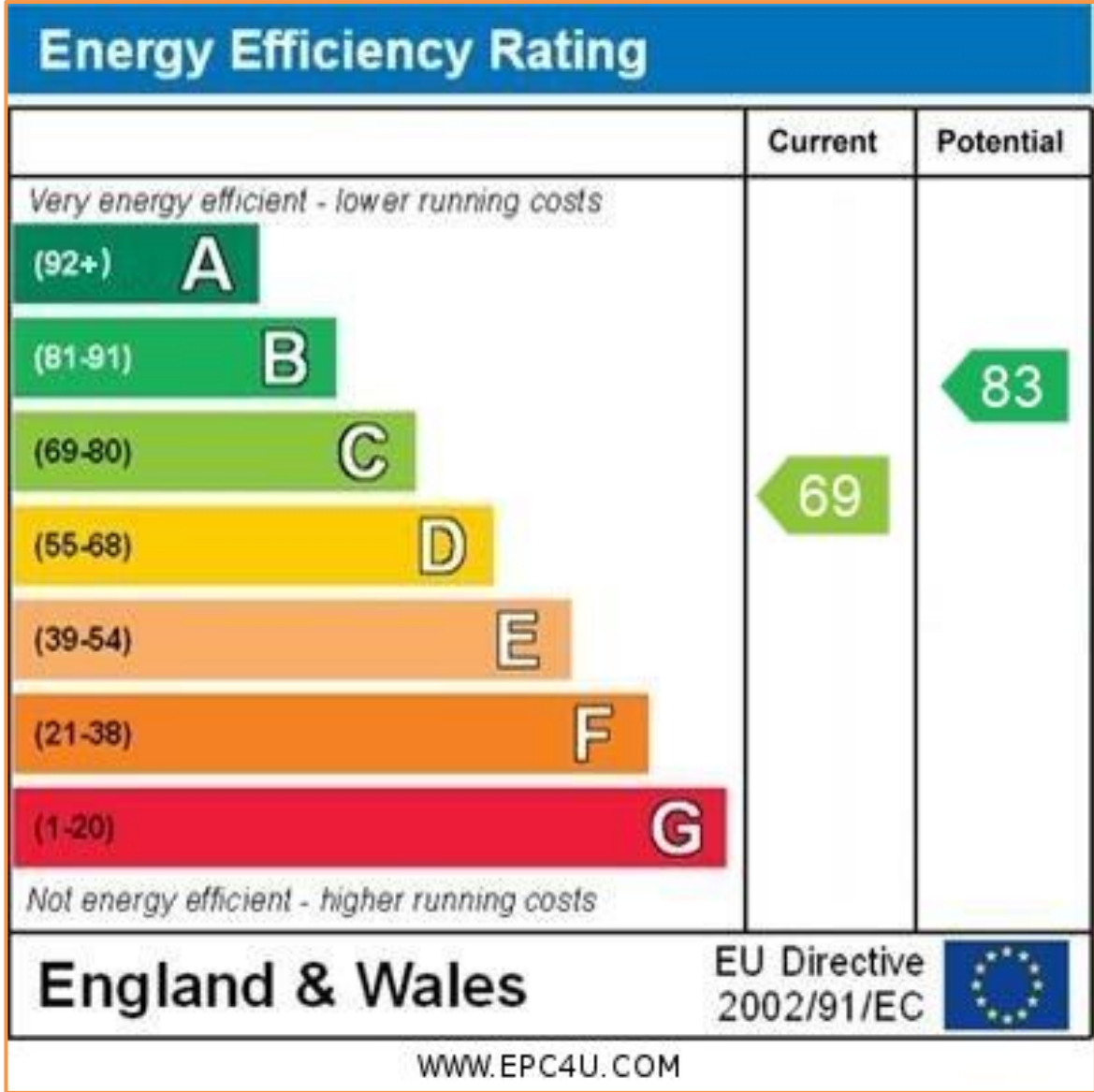
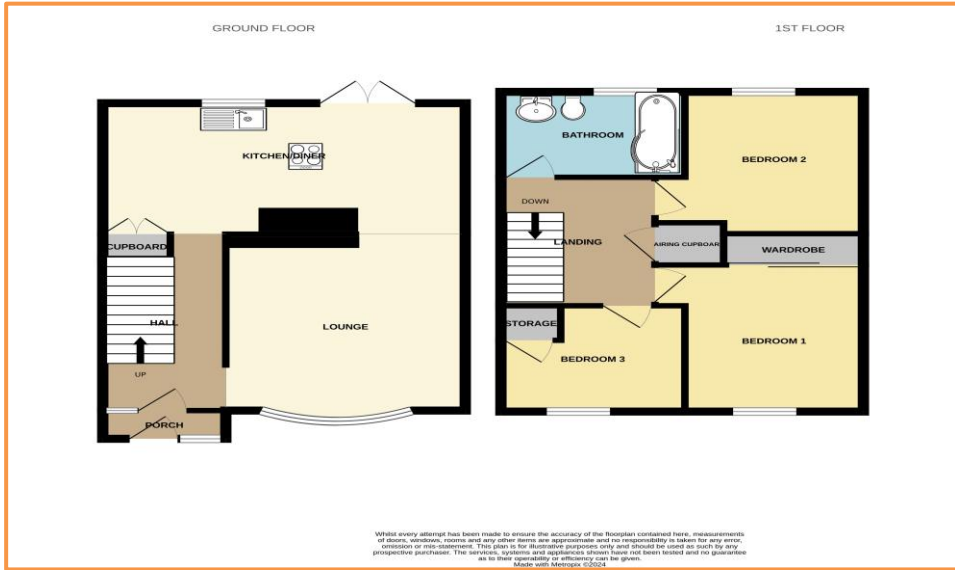
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£235,000



# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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