



Abbotts Street,
Bloxwich, WS3 3BN

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE**** situated close to local schools and amenities Benefits from gas radiator central heating and double glazing. Briefly comprises of hall, lounge, kitchen/diner, inner lobby, downstairs w.c., shower room, front and rear gardens, driveway and garage. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!****

Description: Skitts are pleased to offer for sale this well presented three bedroom semi-detached house situated within easy reach of local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen/diner, downstairs w.c., shower room, front and rear gardens, garage and driveway.

Entrance Hall: having uPVC double glazed door to the front, stairs leading to the first floor level, under stairs cupboard

Lounge: 14' 8" x 10' 11" excluding bay (4.48m x 3.32m) having uPVC double glazed bay window to the front,

further uPVC double glazed window to the front, fireplace, two radiators, door leading to:

Kitchen/Diner: 21' 2" x 10' 1" (6.45m x 3.08m) 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, tiled splashbacks, built in oven, gas hob and extractor hood above, two uPVC double glazed windows to the rear, door to:

Lobby: having obscure double glazed window to the rear, uPVC double glazed stable style door to the rear, door to:

Downstairs W.C.: having a low flush W.C., plumbing for washing machine

On The First Floor

Landing: having uPVC double glazed obscure window to the side, access to loft storage area, airing cupboard, doors leading off to:

Bedroom One: 12' 2" to wardrobes x 10' 7" (3.71m x 3.23m) having uPVC double glazed window to the front, radiator, built in wardrobes, built in cupboard

Bedroom Two: 14' 8" x 8' 11" (4.46m x 2.72m) having uPVC double glazed window to the rear, radiator, storage recess

Bedroom Three: 9' 8" x 6' 11" (2.95m x 2.12m) having uPVC double glazed window to the front, radiator, built in over stairs cupboard

Shower Room: 7' 5" x 5' 6" (2.26m x 1.67m) having suite comprising double shower cubicle, low flush W.C.,

pedestal wash hand basin, uPVC double glazed window to the side and to the rear, radiator, partly tiled walls

Outside: having a fully fenced enclosed garden to the rear with gravelled patio area, lawn, shed and brick built outhouse. The front garden is laid to lawn and there is a tarmac driveway

Garage: 16' 6" x 15' 10" max (5.04m x 4.82m) having up and over door to the front, power and light connected, door leading to the lobby





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

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.

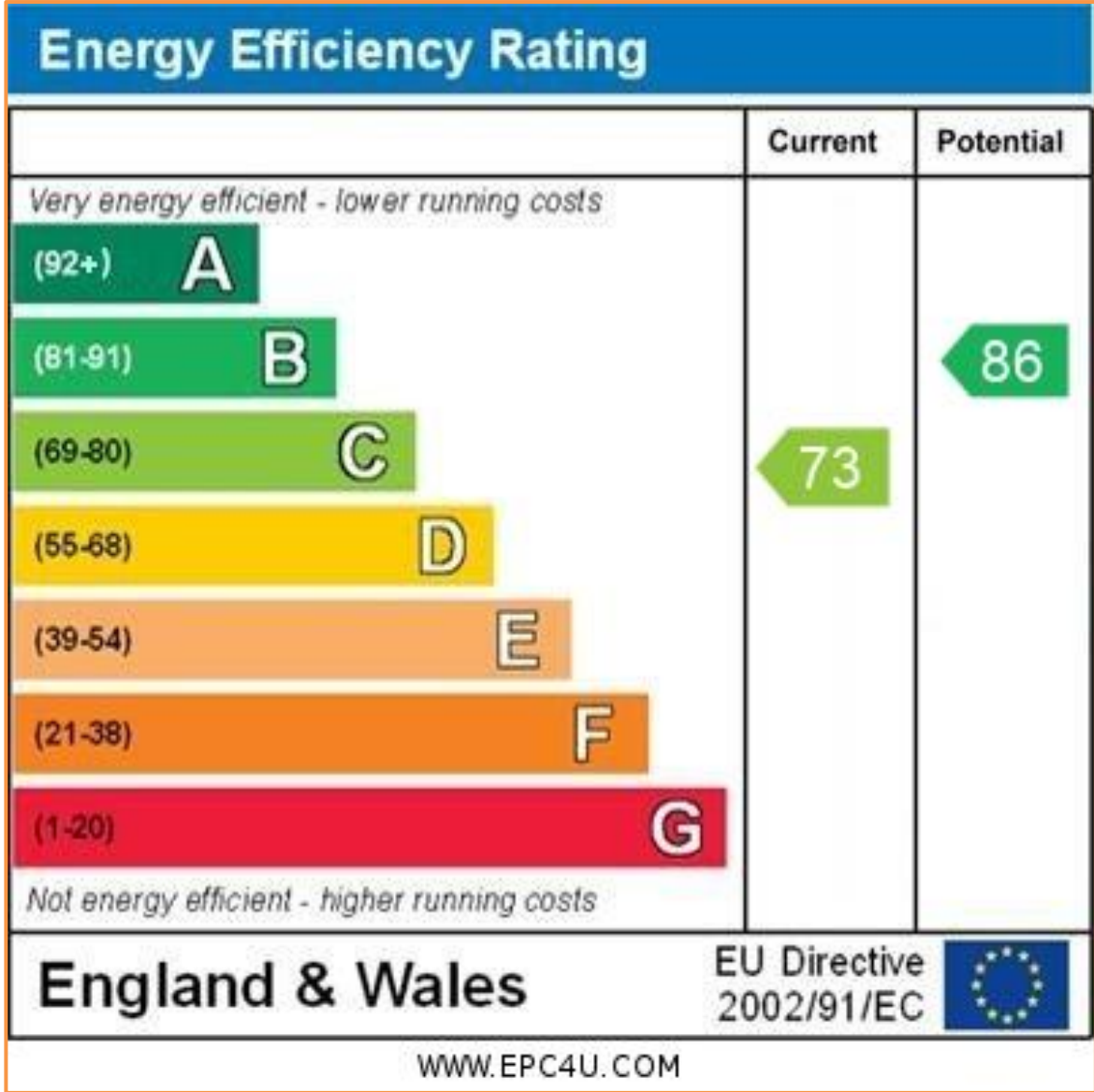
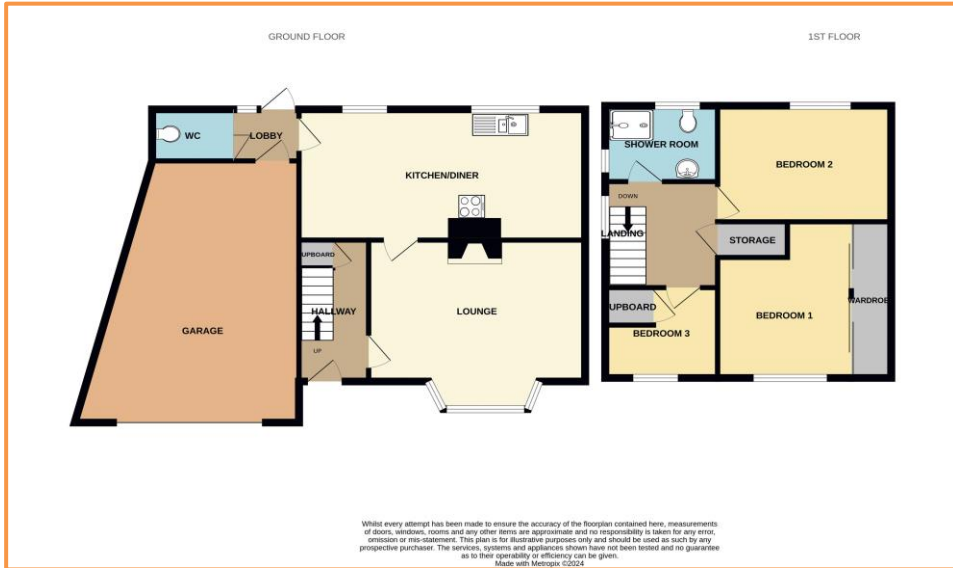
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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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