



Orlando Close,
Walsall, WS1 3DT

SKITTS
ESTATE AGENTS

Accommodation description

A rare opportunity to buy this three bedroom property in need of refurbishment throughout, located close to Walsall town centre. The property is sold as seen and offers three bedrooms, shower room and wc upstairs, whilst to the ground floor are a lounge, kitchen and rear lobby. Outside there are gardens to the front and rear. The property is offered with no upward chain.

Entrance Hall: having front entrance door, storage heater, stairs leading to the first floor level

L-Shaped Lounge: *16' 7" max x 13' 9" max (5.06m x 4.18m)* having double glazed window to the front

Kitchen: *10' 6" x 10' 1" (3.21m x 3.08m)* having a range of fitted wall and base cupboard units with work surfaces over, stainless steel sink and drainer unit, tiling, space for cooker, space and plumbing for washing machine, double glazed window to the rear, door to pantry and door leading to:

Lobby: *10' 6" x 6' 0" (3.19m x 1.82m)* having understairs storage cupboard, door leading to the garden

On The First Floor

Landing: having airing cupboard and doors leading off to:

Bedroom One: *15' 2" x 9' 0" (4.63m x 2.75m)* having double glazed window to the front

Bedroom Two: *12' 6" x 8' 4" (3.81m x 2.53m)* having double glazed window to the rear

Bedroom Three: *10' 9" x 7' 9" (3.28m x 2.35m)* having double glazed window to the front, built in storage cupboard with access to loft storage area

Shower Room: having shower cubicle, wash hand basin, double glazed window to the rear

Separate W.C.: having W.C., double glazed window to the rear

Outside: having a lawned foregarden and pathway. Overgrown mature garden to the rear with patio and pathway, lawn and shrubs to border, gated rear access





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: A

EPC RATING: TBC

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.**

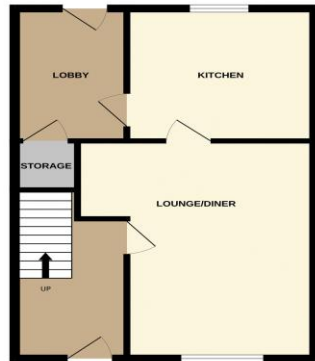
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£110,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors, omissions or false statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been checked and no guarantee as to the availability of services can be given.
Scale: 1:50 (approx.)

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