



Stafford Road, Newtown
Great Wyrley, WS6 6AX

SKITTS
ESTATE AGENTS

Accommodation description

****A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE**** in need of modernisation. Sought after location. Double glazed and partial gas radiator central heating. Comprises of hall, downstairs w.c., lounge/dining room, kitchen, store room, three bedrooms, wet room, garage, generous rear garden, garage and driveway affording off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: A three bedroom traditional semi-detached house situated in the sought after area of Newtown in Great Wyrley. In need of modernisation. Offers great potential for extension (subject to planning permission. Briefly comprises of:-

Entrance Hall: with upvc double glazed front door, single glazed window to the side, an under stairs cupboard, stairs to first floor.

Downstairs W.C: with w.c. and single glazed window.

Lounge/Diner: 25' 10" max into bay x 11' 2" (7.88m x 3.41m) with double glazed bay window to the front, radiator, fireplace with electric fire, double glazing sliding patio door leading to the rear garden. Sliding door to:

Kitchen: 10' 10" x 6' 10" (3.30m x 2.08m) with double glazed window to the rear, single drainer sink unit, radiator plumbing for a washing machine.

Store Room: 11' 2" x 7' 0" (3.41m x 2.14m) with window and door to the rear, light and power points.

On the first floor

Landing: with access to loft space, double glazed window the side.

Bedroom One: 12' 6" x 11' 3" (3.81m x 3.42m) with double glazed window to the rear and radiator.

Bedroom Two: 11' 0" x 11' 3" (3.36m x 3.42m) double glazed bay window to the front, radiator and sliding door to:-

Wet Room: 6' 6" x 6' 2" (1.99m x 1.87m) with double glazed window to the front, shower tray with fitted shower, wash hand basin and low flush w.c.

Bedroom Three: 9' 5" x 6' 2" (2.87m x 1.88m) with wall mounted boiler and double glazed window to the rear.

Outside: To the rear there is a large garden with fenced boundaries being laid to lawn with patio area. To the front there is a driveway affording off road parking.

Garage: with wooden doors to the front.



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: 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.



Offers in the Region Of £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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