



Bay Tree Road,
Bloxwich, WS3 2JY

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM DETACHED HOUSE**** situated close to King George V Playing Fields. Within easy reach of Bloxwich, local schools and amenities. No chain. Benefits from double glazing and gas radiator central heating. Comprising of porch, through lounge/dining room, kitchen, utility room, downstairs w.c., bathroom, separate w.c., generous rear garden, block paved driveway and garage. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: This traditional detached three bedroom house is perfect for families looking for a home with character and convenience. With its proximity to King George V playing fields and Bloxwich Town Centre, this offers a blend of peaceful living and easy access to essential services. The property has gas radiator central heating and double glazing and offers the following accommodation:-

Entrance Porch: having uPVC double glazed door, uPVC double glazed windows, tiled floor, light, uPVC double glazed front entrance door leading to:

Entrance Hall: having radiator, stairs leading to the first floor level, cloakroom with obscure single glazed porthole window to the front

Kitchen: 12' 0" x 10' 0" (3.65m x 3.06m) having a range of fitted wall, drawer and base cupboards units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, inset electric hob and extractor hood above, radiator, uPVC double glazed window to the rear, door to:

Utility Room: 5' 9" x 5' 6" (1.76m x 1.67m) having uPVC double glazed windows to the side and rear, uPVC double glazed door leading to the rear garden, two base cupboard units with work surface over, plumbing for washing machine, tiled walls, door leading to:

Downstairs W.C.: having a low flush W.C., tiled walls, obscure uPVC double glazed window to the side

Lounge/Dining Room: 22' 11" x 11' 11" (6.98m x 3.62m) having fireplace with living flame gas fire, radiator, uPVC double glazed windows to the front and rear

On The First Floor

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

Bedroom One: 12' 5" x 11' 7" (3.79m x 3.54m) having uPVC double glazed window to the front and to the side, radiator, built in wardrobe

Bedroom Two: 12' 8" x 11' 11" (3.85m x 3.62m) having uPVC double glazed window to the front and to the side, radiator, built in wardrobes

Bedroom Three: 11' 11" x 7' 3" (3.63m x 2.21m) having uPVC double glazed window to the rear, radiator

Bathroom: 7' 8" x 7' 5" (2.33m x 2.27m) having suite comprising paneled bath with electric shower over, pedestal wash hand basin, uPVC double glazed window to the rear, heated towel rail

Separate W.C.: having a low flush W.C., obscure uPVC double glazed window to the rear

Outside: having enclosed fenced well established garden to the rear with paved patio, lawn, flower beds, outside cold water tap, outside light and gated side access

Garage: with double 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: D

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.

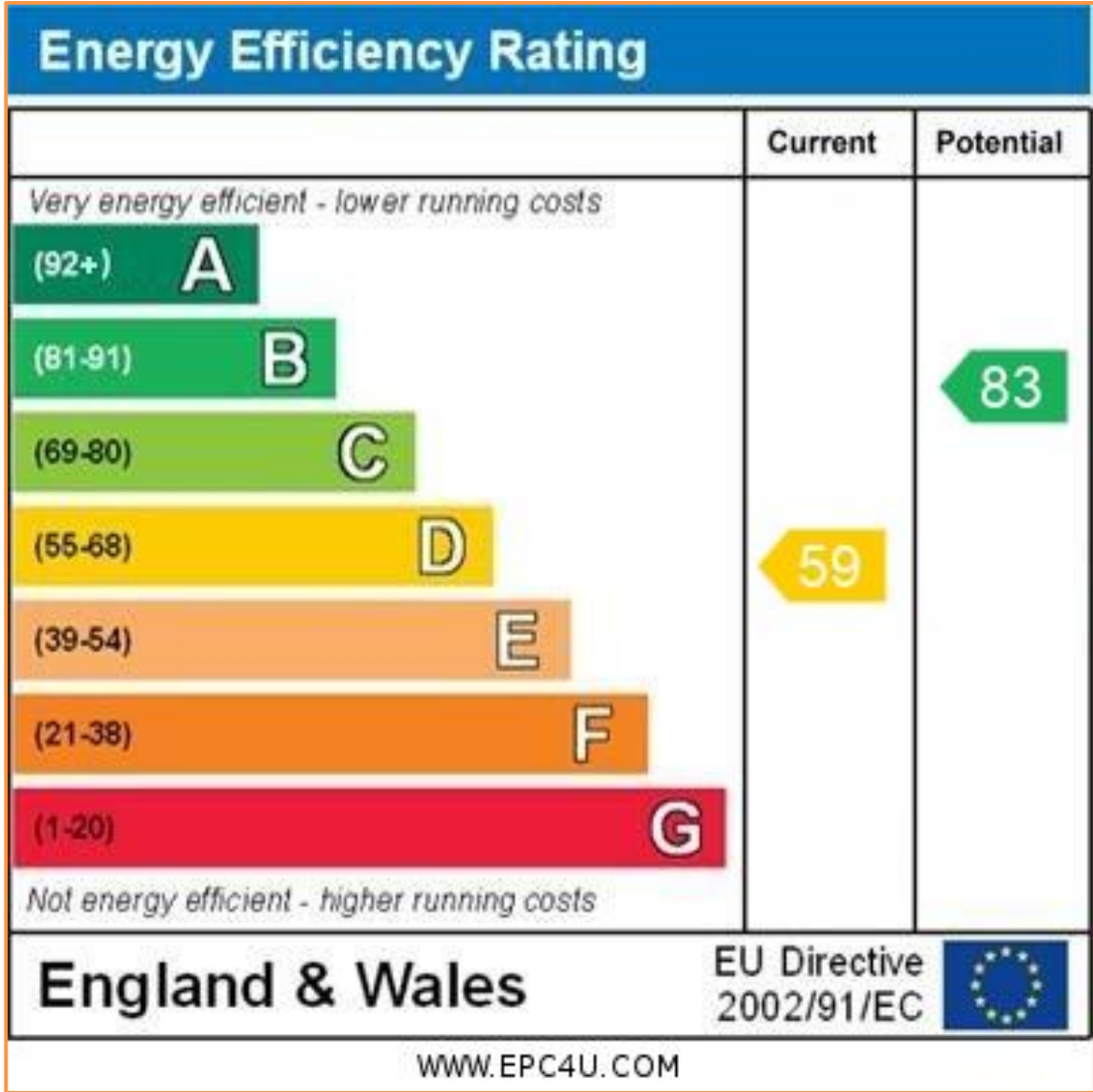
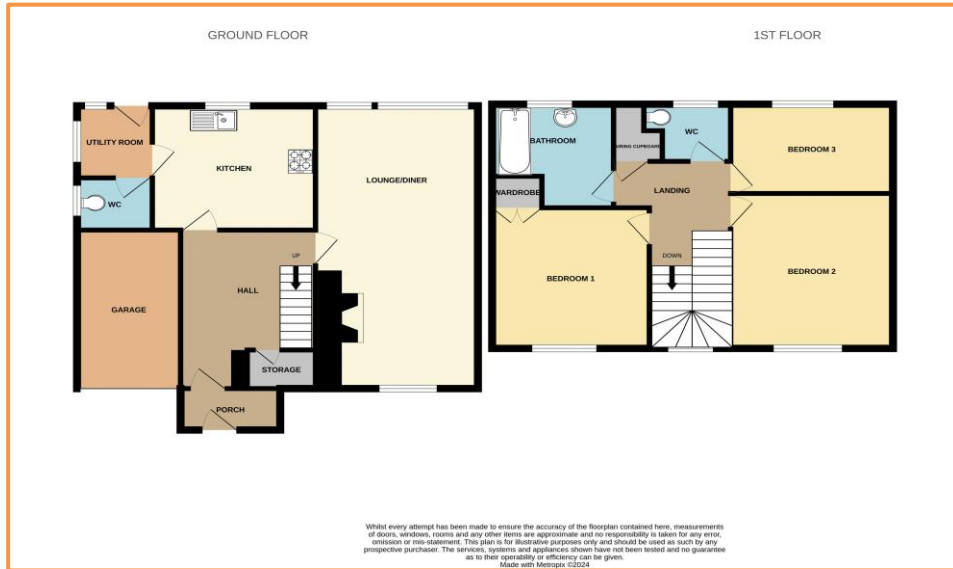
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £350,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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