



Clare Road,
Walsall, WS3 1RP

SKITTS
ESTATE AGENTS

Accommodation description

A well presented family home which offers three bedrooms to the first floor and lounge/diner, conservatory, kitchen and bathroom to the ground floor. To the front is an attractive lawned garden with driveway to side and to the rear is a lovely larger lawned garden with two sheds and Wendy house. This property would be ideal for first time buyers.

Entrance Porch Double glazed doors opening into porch, double glazed windows to sides

Entrance Hall Front door opening into hall, stairs to first floor

Lounge/Diner 16' 10" x 10' 9" (5.14m x 3.27m) Spacious living space with double glazed bow window to front, radiator, feature fireplace with open fire, tv point, doors opening into:

Conservatory 12' 4" x 8' 2" (3.75m x 2.50m) Double glazed windows to sides and rear, double glazed French doors opening to garden, laminate flooring, ceiling light

Kitchen 13' 6" x 8' 8" (4.12m x 2.63m) A modern fitted kitchen with double glazed window to rear, a range of wall mounted cupboards and base units with built in oven / hob / hood / dishwasher and washing machine. Fridge freezer is located to the recess area, vertical radiator to wall

Bathroom White suite comprising of bath with electric shower over, WC and wash hand basin, part tiling to walls, chrome heated towel rail, double glazed window to rear

Landing Double glazed windows to front and side, storage cupboard

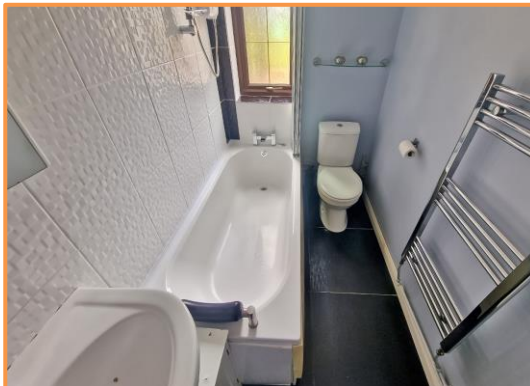
Bedroom 1 11' 9" (to wardrobe front) x 9' 8" (3.57m x 2.95m) Double bedroom with two double glazed windows

to rear, fitted wardrobes, laminate flooring, radiator and built in storage

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m) Double bedroom with double glazed window to rear, radiator, laminate flooring, built in storage

Bedroom 3 10' 6" x 7' 0" (3.20m x 2.13m) Bedroom with double glazed window to front, radiator, laminate flooring, recess for storage unit

Outside Front - Lawned garden with block paved driveway to side and double gates Rear - Patio leading to two steps up to large lawned garden, shrubs and tree stumps to borders, picket fence to the fore, including two sheds and wendy house



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: 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.

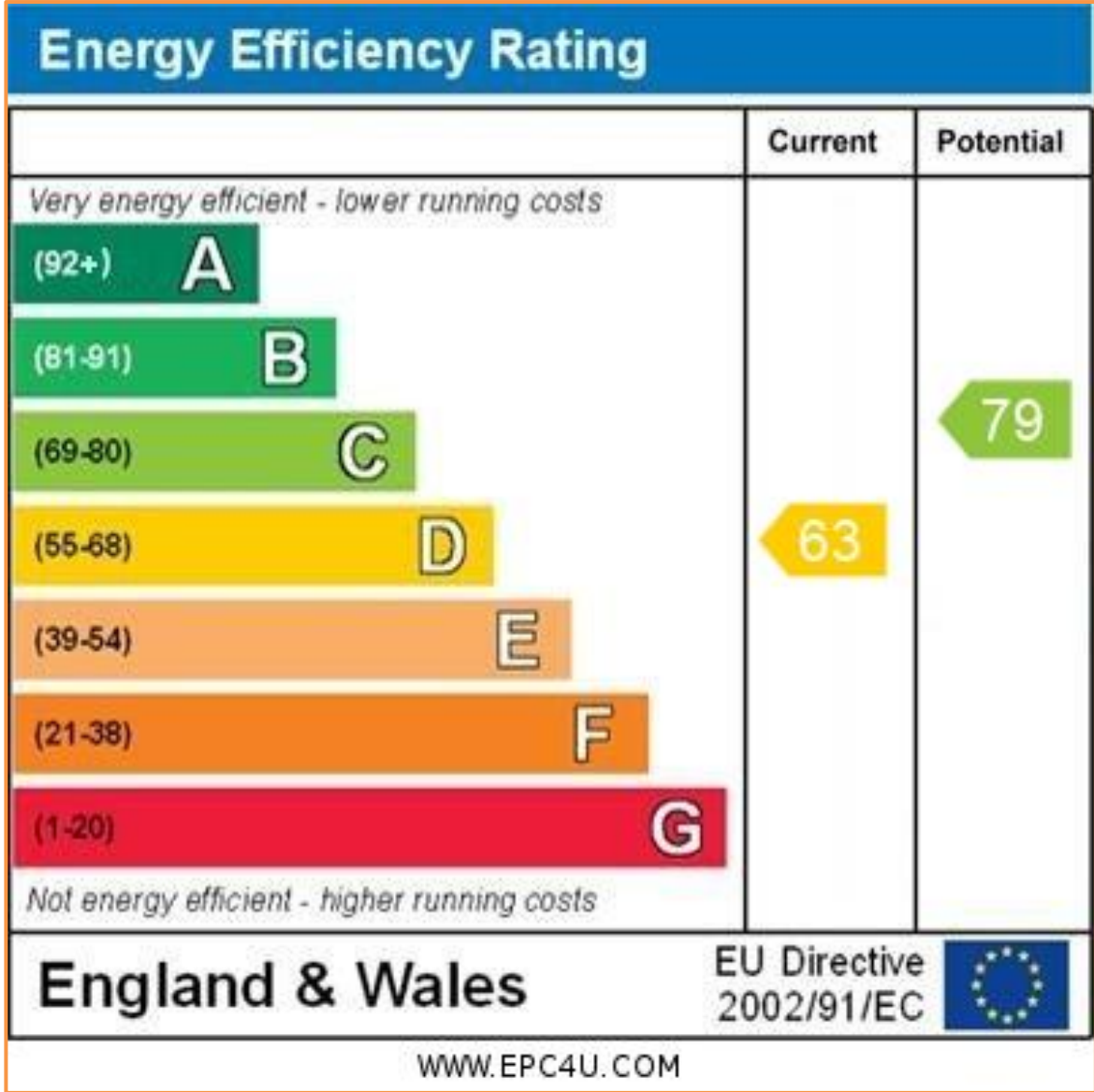
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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