



Somerfield Road, Bloxwich

Walsall, WS3 2EL

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM END TERRACED HOUSE*** offering no upward chain. Located close to schools and amenities. Within easy reach of Bloxwich and Walsall Town centres. Benefits from gas radiator central heating and upvc double glazing. Comprises of entrance hall, lounge, kitchen, downstairs w.c., conservatory, first floor bathroom, enclosed rear garden and driveway affording off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this three bedroom end terraced house conveniently located for local schools and amenities. Briefly comprises of:-

Entrance Hall: having uPVC door to the front, meter cupboard, alarm keypad

Lounge: 15' 0" x 7' 7" (4.57m x 2.30m) having wall mounted gas fire with back boiler, uPVC double glazed bow window to the front, radiator, stairs leading to the first floor level. Door to:-

Kitchen: 15' 6" x 7' 7" (4.72m x 2.30m) 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, two uPVC double glazed windows to the rear, built in electric oven, gas hob, extractor, radiator, under stairs storage cupboard

Lobby: having part single glazed door to conservatory and door to:

Downstairs W.C.: having W.C., obscure uPVC double glazed window to the side

Conservatory: 13' 1" x 7' 11" (3.98m x 2.41m) having uPVC double glazed windows, French style doors leading to the garden, power points

On The First Floor

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

Bedroom One: 11' 10" x 8' 7" (3.60m x 2.62m) having uPVC double glazed window to the front, radiator

Bedroom Two: 12' 8" x 10' 4" (3.87m x 3.16m) having uPVC double glazed window to the rear, radiator, walk in airing cupboard

Bedroom Three: 9' 4" x 7' 2" (2.85m x 2.19m) having uPVC double glazed window to the rear, radiator

Bathroom: 8' 6" x 6' 9" (2.60m x 2.07m) having suite comprising panelled bath with electric shower over, W.C., pedestal wash hand basin, radiator, uPVC double glazed window to the front

Outside: having enclosed fenced garden to the rear with paved patio, lawn and shrub borders. Paved driveway to the front affording off road parking.





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.

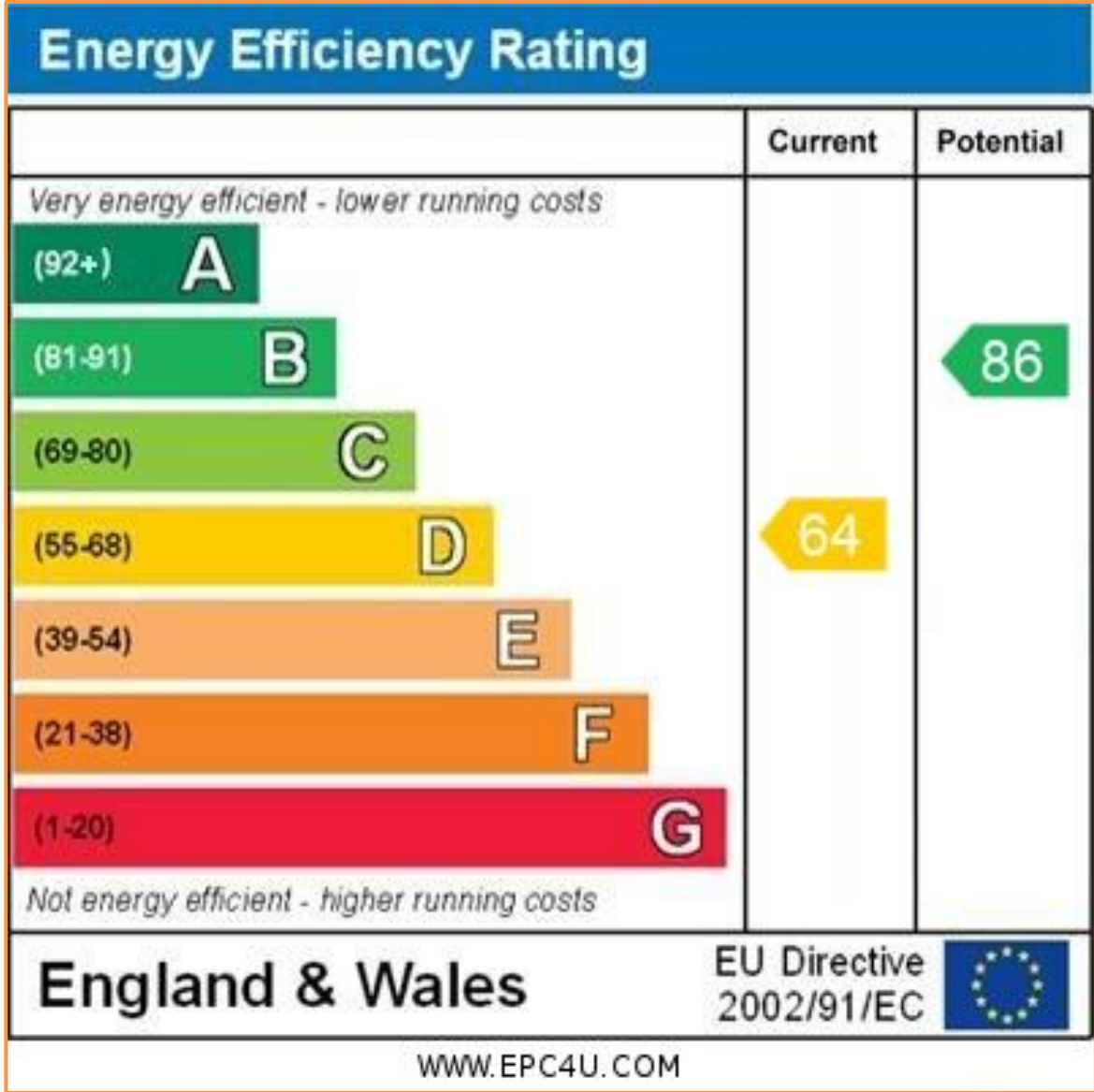
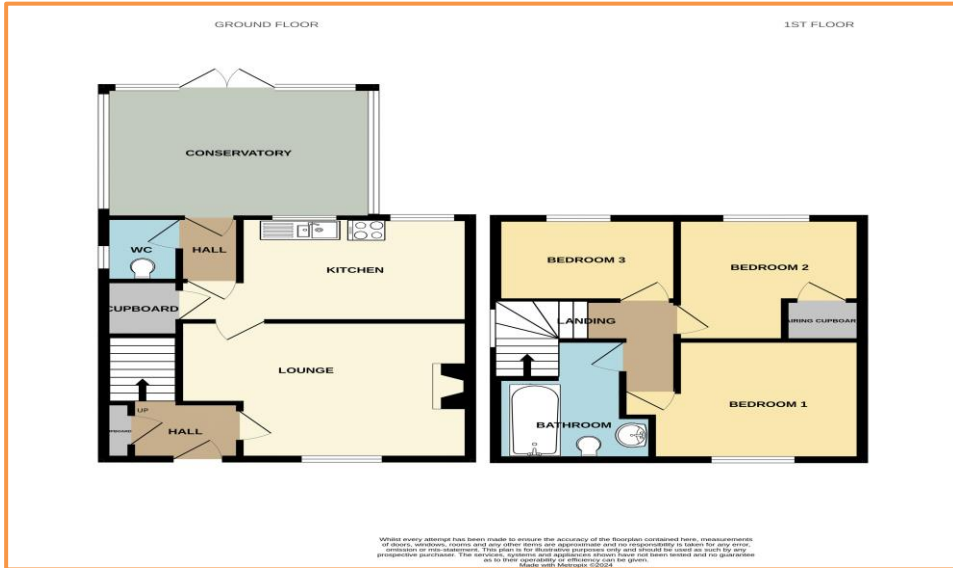
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£170,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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