



Bay Tree Road,
Walsall, WS3 2JY

SKITTS
ESTATE AGENTS

Accommodation description

A delightful extended traditional property offering a blank canvas to create your own family home, with three bedrooms, spacious lounge and extended dining room to rear. The property has a mature rear garden, garage to side and sweeping driveway to the front, and is offered with no upward chain. Ideally located just off Broad Lane and just a short distance from the many shops and amenities of Bloxwich centre, and just 0.3 miles from Bloxwich train station

Entrance Porch: having double glazed sliding door to the front, double glazed windows to the side and front, tiled flooring

Entrance Hall: having single glazed window to the front, cupboard, radiator, stairs leading to the first floor level

Lounge: *26' 1" into bay x 11' 3" max (7.95m x 3.42m)* having double glazed window to the front, feature fireplace with electric fire, three wall light points, two radiators, doors leading to kitchen and to:

Dining Room: *10' 11" x 8' 11" (3.34m x 2.73m)* having radiator, two wall lights, double glazed patio doors leading to the rear garden

Kitchen: having a fitted kitchen comprising wall cupboards and base units, inset stainless steel sink and drainer unit, under stairs cupboard, door leading to:

Rear Lobby: having double glazed door leading to the garden and door to:

Cloakroom: having W.C., single glazed window to the side

On The First Floor

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

Bedroom One: 15' 4" into bay x 11' 2" (4.67m x 3.40m) having double glazed bay window to the front, fitted wardrobes and dresser, radiator

Bedroom Two: 11' 4" x 10' 2" (3.45m x 3.10m) having double glazed window to the rear, fitted wardrobes and over head storage, radiator

Bedroom Three: 7' 4" x 7' 3" (2.24m x 2.20m) having double glazed window to the front, radiator

Bathroom: having suite comprising bath with electric shower over and screen, wash hand basin, W., storage cupboard, radiator, double glazed window to the rear, fully tiled

Outside: having sweeping driveway to the front with lawned garden and shrubs to borders. Private and enclosed mature and well maintained rear garden with patio leading to large lawn surrounded by trees and shrubs to borders, gated side access

Garage: having up and over door





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: 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.**

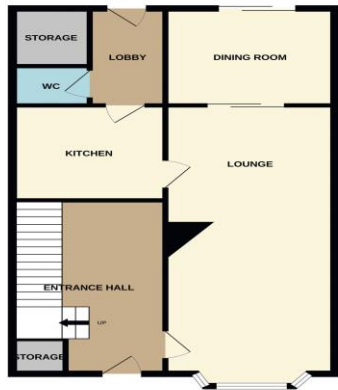
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£300,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions, layout and the precise details and arrangements are those of the prospective purchaser. The services, equipment and appliances shown hereon are not intended and no guarantee is given for the accuracy of the floorplan.

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