



Glastonbury Crescent, Mossley Estate

Bloxwich, WS3 2QX

SKITTS
ESTATE AGENTS

Accommodation description

****An extended two bedroom end terraced house offering no upward** In need of some modernisation. Benefits from double glazing and partial gas radiator central heating. Comprises of hall, sitting room, lounge, extended kitchen/diner, two double bedrooms, refitted shower room, well presented front and rear gardens. Ideal for first time buyers. CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Entrance Hall: having part single glazed front entrance door, radiator, double glazed window to the front, stairs leading to the first floor level, under stairs storage cupboard

Sitting Room: 9' 3" x 8' 11" (2.83m x 2.71m) having single glazed bay window to the front, gas fire

Lounge: 16' 2" x 10' 8" (4.92m x 3.24m) having a feature fireplace with living flame coal effect gas fire, double glazed sliding patio doors leading to the rear garden, radiator

Extended Kitchen/Diner: 12' 8" max 8' 10" min x 11' 3" (3.87m max 2.69m min x 3.44m) 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, plumbing for washing machine, space for gas cooker, radiator, wall mounted boiler, double glazed windows to the front and rear, uPVC double glazed door to the rear

On The First Floor

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

Bedroom One: 12' 8" x 8' 10" (3.86m x 2.70m) having two uPVC double glazed windows to the front, cupboard over the stairs, radiator

Bedroom Two: 13' 4" x 9' 5" (4.06m x 2.88m) having uPVC double glazed window to the rear, airing cupboard, built in wardrobes with sliding mirrored doors, radiator

Shower Room: 8' 8" x 4' 9" (2.64m x 1.44m) having suite comprising double shower cubicle with Triton electric shower, vanity wash hand basin, low flush W.C., heated towel rail, uPVC obscure double glazed window to the rear, extractor fan

Outside: having a lawned fore garden with flower beds and pathway to front entrance. Enclosed fenced garden to the rear with paved patio, lawn, apple tree, outside tap and side gated access





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: C

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.

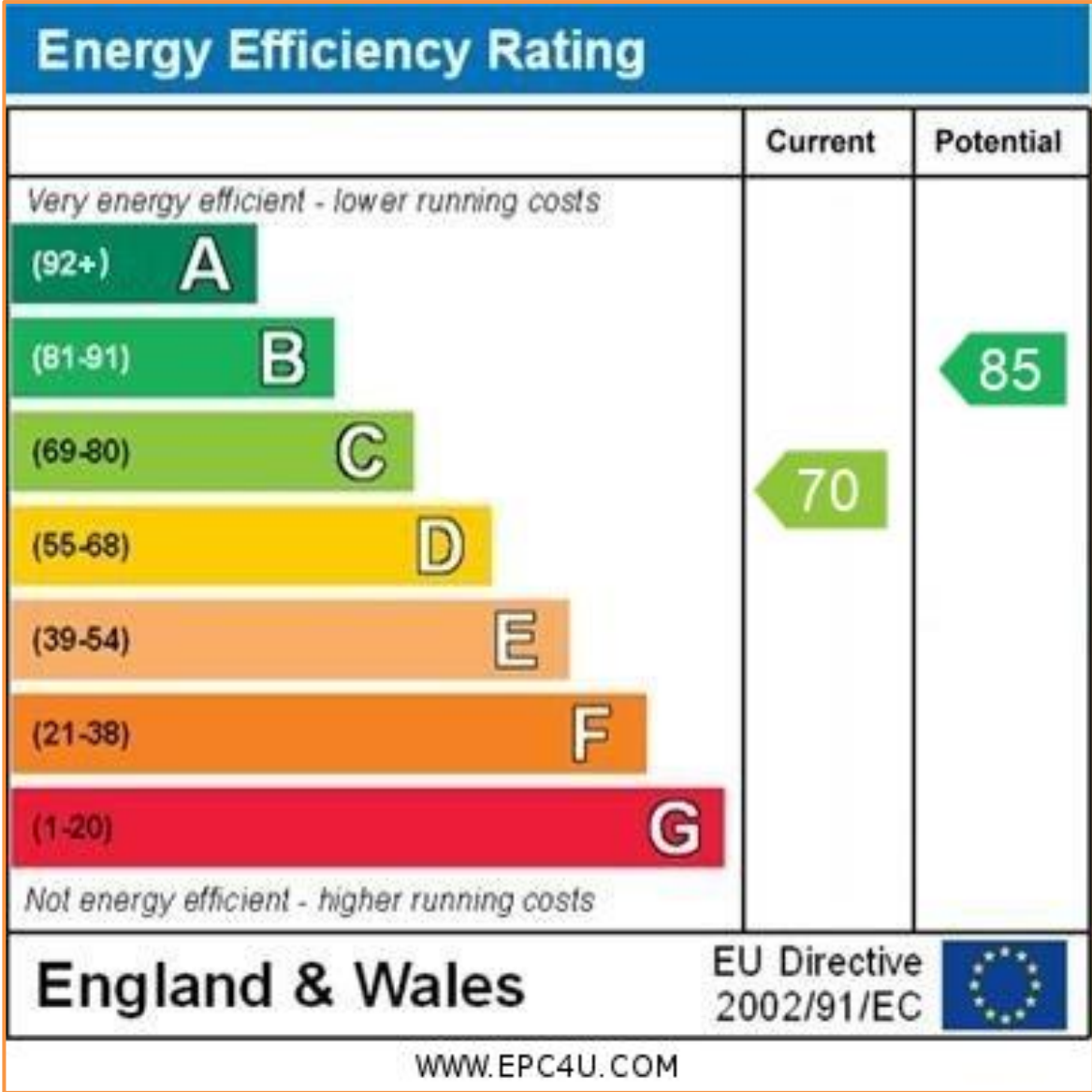
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Over £150,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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