



**Broad Lane,**  
Walsall, WS3 2TH

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**A much improved terraced property being ideal for the shops, cafes and amenities of Bloxwich High Street, King George V park and Bloxwich North train station. The property has two generous double bedrooms and family bathroom to the first floor, whilst at ground level there are two well proportioned reception rooms, one with open access to the kitchen at rear. Outside is a rear courtyard ideal for sitting and relaxing, whilst across the communal walkway is a long mature garden, which is in need of some clearing and maintenance, and offers great potential to create a lovely rear garden. The property is offered with no upward chain**

**Lounge:** *11' 11" into alcove x 10' 11" (3.64m x 3.32m)* having front entrance door in, double glazed window to the front, wall mounted electric fire, radiator, storage cupboard, laminate flooring

**Second Lounge:** *11' 11" into alcove x 11' 11" (3.63m x 3.62m)* having double glazed window to the rear, radiator, laminate flooring, under stairs storage cupboard, open access to:

**Kitchen:** *9' 5" x 6' 7" (2.86m x 2.00m)* having a range of fitted white gloss fronted wall cupboard and base level units with work surfaces over, inset stainless steel sink and drainer unit, tiled light blue splashbacks and feature wall, built in oven, hob and cooker hood, space and plumbing for washing machine and dishwasher, space for American style refrigerator/freezer, double glazed window to the side, door leading to the garden

### On The First Floor

**Landing:** having doors leading off to:

**Bedroom One:** *11' 11" into alcove x 11' 1" (3.63m x 3.37m)* having double glazed window to the front, built in storage, radiator

**Bedroom Two:** *12' 0" x 8' 10" (3.65m x 2.69m)* having double glazed window to the rear, radiator

**Bathroom:** 8' 9" x 6' 5" (2.66m x 1.96m) having suite comprising bath with mixer taps and mains fed shower over with screen, vanity wash hand basin, concealed cistern W.C., shaver point, chrome effect heated towel rail, splashback tiling, mirror to wall, double glazed window to the rear

**Outside:** Courtyard area and access to storage unit, communal pathway with long mature garden garden beyond (in need of clearing and maintenance)





# 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](mailto: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.**

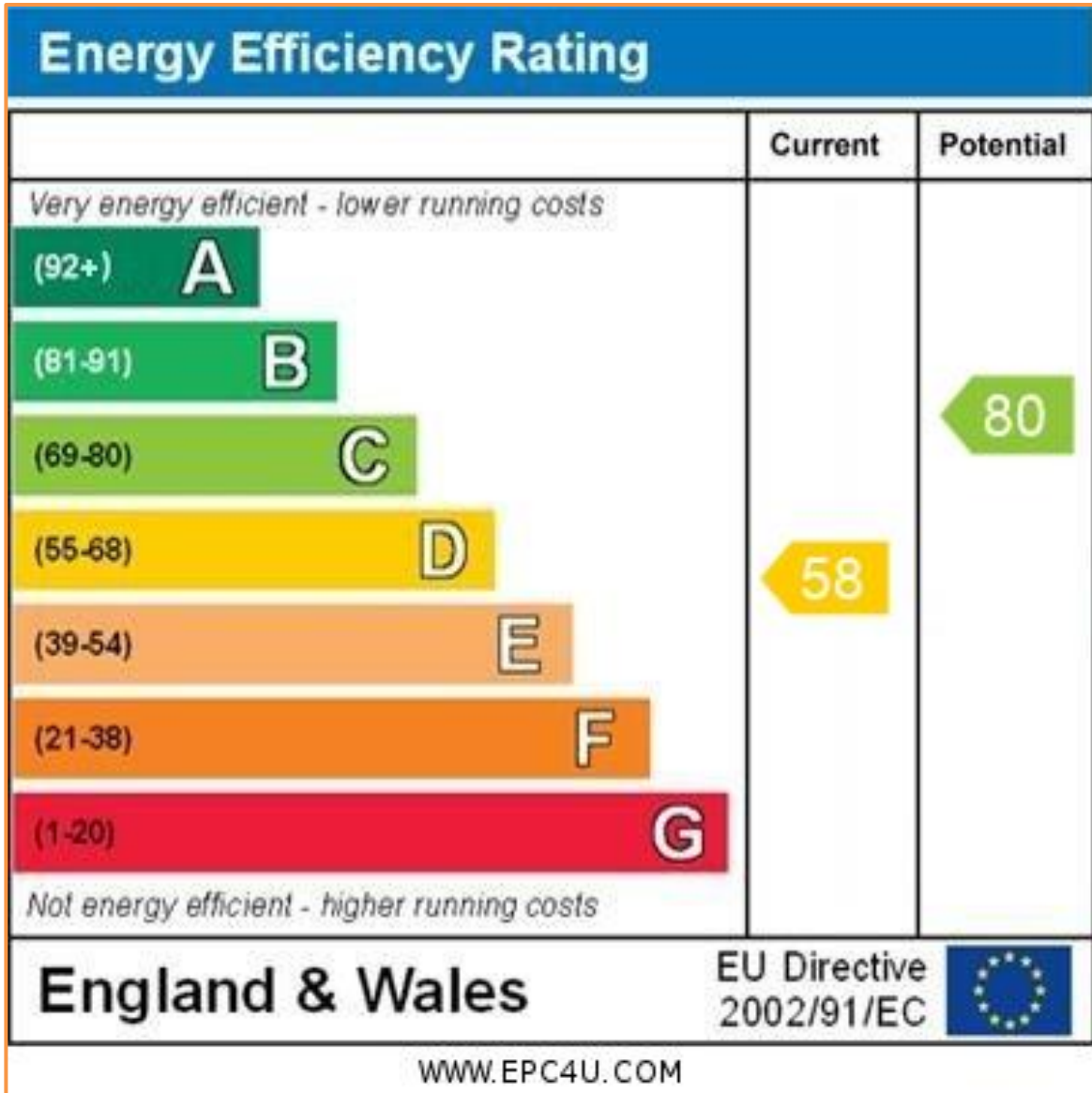
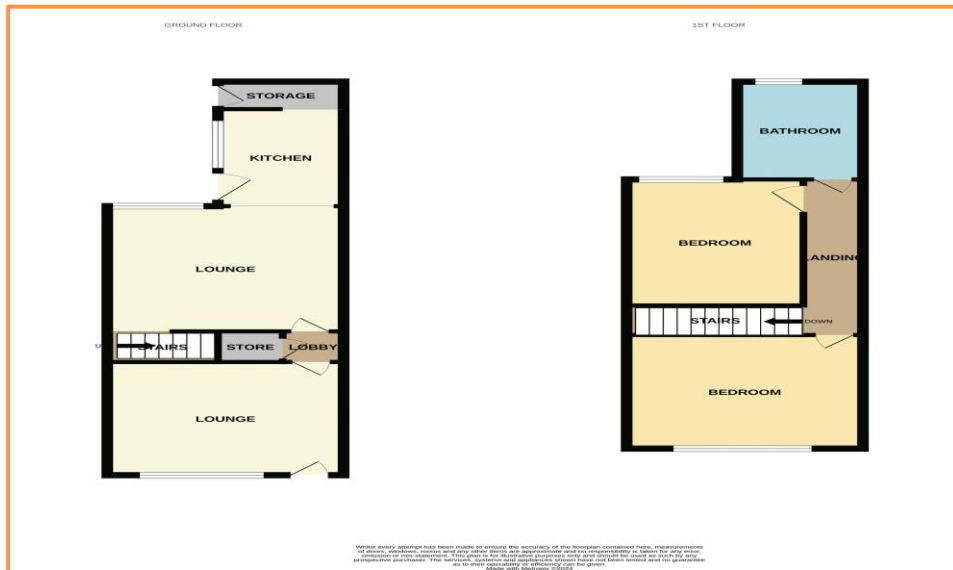
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £145,000



# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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