



Tintern Way, Mossley Estate
Bloxwich, WS3 2UG

SKITTS
ESTATE AGENTS

Accommodation description

****A Chain Free Two Bedroom End Terraced House**** which is the perfect blend of modern convenience and comfortable living. It is ideal for first time buyers being within easy reach of the train station and local amenities. Comprises of porch, hall, lounge being ideal for entertaining, a fitted kitchen/dining room, sun lounge with built-in cupboards, two double bedrooms and a shower room. There is a private rear garden and driveway to front affording off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Entrance Porch: having double glazed wooden windows, part single glazed door, opening to:

Entrance Hall: having double glazed obscure wooden window to the side, laminate flooring, stairs leading to the first floor level, radiator, door leading to:

Lounge: 16' 2" max into bay x 12' 5" max 9' 1" min (4.92m x 3.79m max 2.79m min) having double glazed wooden bay window to the front, radiator, laminate flooring, door to:

Kitchen/Diner: 15' 11" x 9' 6" (4.84m x 2.90m) having a range of wall cupboards and base level units with work surfaces over, inset sink and drainer unit, tiled splashbacks, wooden double glazed window to the side, under stairs storage cupboard housing the boiler, plumbing for washing machine, radiator, single glazed window to the rear, part single glazed door leading to:

Sun Lounge/Utility Room 13' 7" x 6' 0" (4.15m x 1.84m) having wooden double glazed windows, built in base units, double glazed wooden door leading to the rear garden

On The First Floor

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

Bedroom One: 16' 0" x 10' 10" (4.88m x 3.29m) having two uPVC double glazed windows to the front, radiator, storage cupboard

Bedroom Two: 12' 9" x 8' 11" (3.89m x 2.73m) having double glazed window to the rear, radiator

Shower Room: 6' 7" x 5' 7" (2.00m x 1.70m) having suite comprising corner shower cubicle, vanity wash hand basin, low flush W.C., obscure double glazed wooden window to the rear, tiled walls and radiator.

Outside: having enclosed fenced garden to the rear with lawn, paved patio and shed. Gravelled frontage 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.

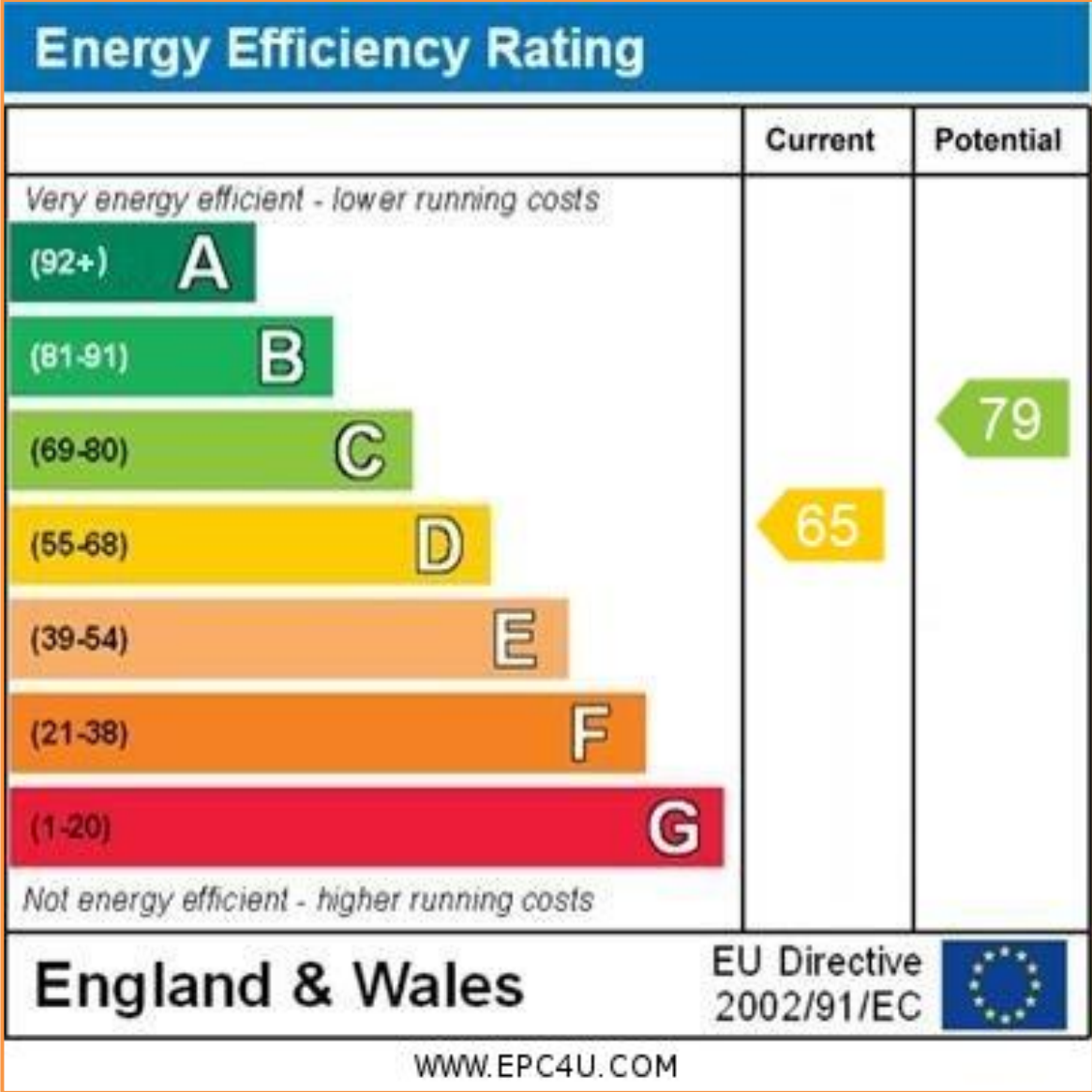
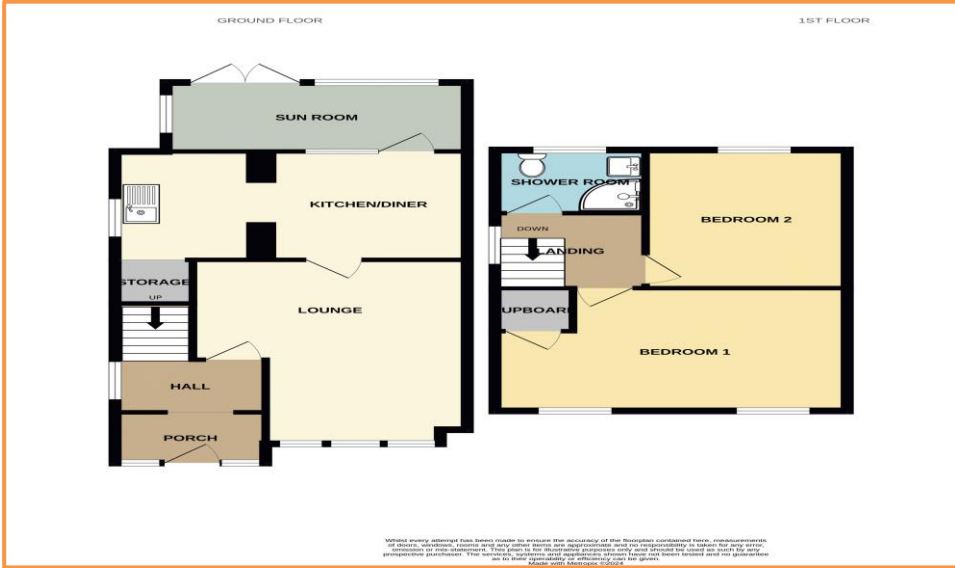
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£165,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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