



Wolverhampton Road, Pelsall

Walsall, WS3 4AE

SKITTS
ESTATE AGENTS

Accommodation description

****An extended traditional three bedroom detached house situated in the popular village of Pelsall being within easy reach of local schools and village amenities. Benefits from double glazing and gas radiator central heating. Ideal for families and young professionals. Comprises of porch, reception hallway which leads to two reception room, a refitted kitchen with built-in hob & oven, a useful side verandah/utility. To the first floor there are three bedrooms, a modern bathroom and separate w.c. Externally there are well maintained front and rear gardens making it ideal for family gatherings. The property is being sold with no chain and an early viewing is highly recommended.**

Entrance Porch: having uPVC double glazed front entrance door, wall light, single glazed door leading to:

Entrance Hall: having laminate flooring, radiator, stairs leading to the first floor level

Lounge: 13' 7" max into bay x 11' 11" (4.13m x 3.64m) having uPVC double glazed bay window to the front, laminate flooring, fireplace, radiator

Extended Sitting Room: 20' 2"max x 10' 11" (6.14m x 3.34m) having fireplace, radiator, laminate flooring, three uPVC double glazed windows

Refitted Kitchen: 8' 9" x 7' 5" (2.67m x 2.25m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, built in electric oven and hob, wall mounted boiler, radiator, under stairs storage cupboard, door leading to:

Verandah: 23' 3" x 5' 1" (7.09m x 1.54m) having tiled floor, uPVC double glazed door to the front, base units with work surfaces over, plumbing for washing machine, obscure uPVC double glazed window and door to the rear garden

On The First Floor

Landing: having obscure uPVC double glazed window to the side, doors leading off to:

Bedroom One: *13' 7" max into bay x 12' 0" (4.13m x 3.66m)* having radiator, uPVC double glazed bay window to the front

Bedroom Two: *11' 11" x 10' 11" (3.64m x 3.33m)* having uPVC double glazed window to the rear, radiator

Bedroom Three: *6' 5" x 6' 4" (1.95m x 1.93m)* having uPVC double glazed window to the front, radiator, access to loft storage area

Bathroom: having suite comprising panelled bath, pedestal wash hand basin, tiled walls, radiator, obscure uPVC double glazed window to the rear, airing cupboard

Separate W.C.: having low flush W.C., wash hand basin, obscure uPVC double glazed window to the side

Outside: having garden to the rear with raised paved patio, lawns, trees and shrubs and outside tap. Lawned fore garden and driveway

Garage: having pedestrian door leading to the rear garden, double doors to the front





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: 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.

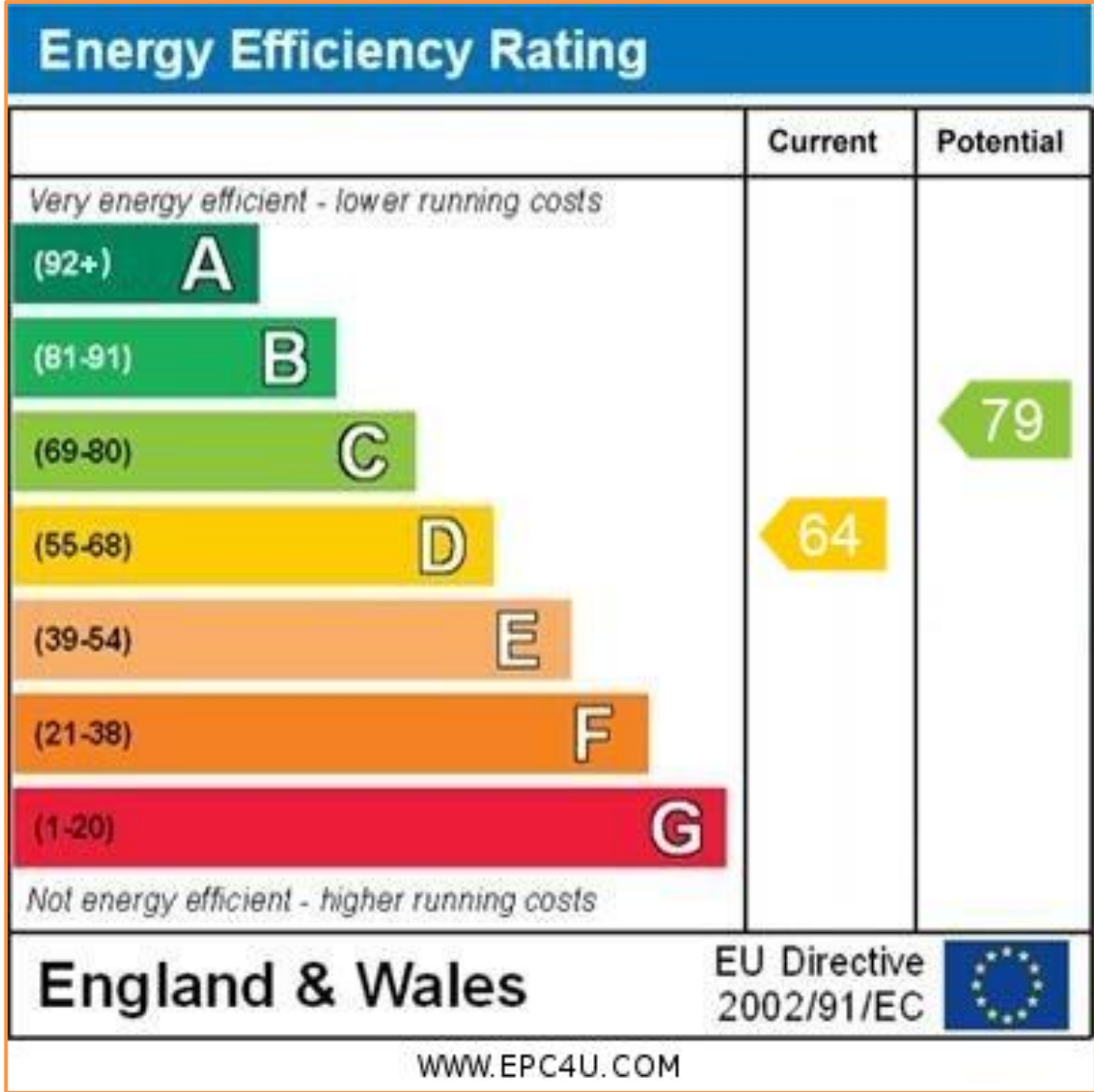
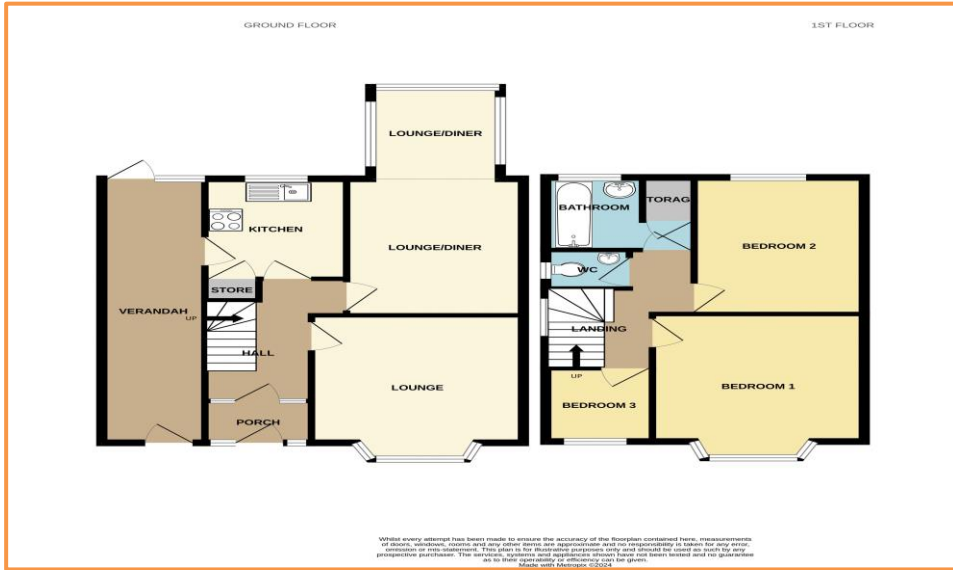
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers in the Region Of £292,495

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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