



Sneyd Lane, Bloxwich
Walsall, WS3 2LS

SKITTS
ESTATE AGENTS

Accommodation description

****A Beautifully Presented Three Bedroom Detached House**** within easy reach of local schools and amenities. Great transport links. Benefits from gas radiator central heating and double glazing. Briefly comprises of porch, reception hall, lounge with French doors opening onto the rear garden, fitted kitchen/diner, separate utility room, downstairs w.c., conservatory, refitted family bathroom, generous landscaped rear garden. Viewing is highly recommended.

Entrance Porch: having uPVC double glazed windows, double glazed composite front door, ceiling spotlights

Entrance Hall: having oak flooring, radiator, stairs leading to the first floor level, under stairs cupboard, ceiling coving, uPVC double glazed front entrance door

Kitchen/Diner: 18' 3" x 10' 10" (5.55m x 3.30m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit with mixer tap, space for range style cooker, space and plumbing for dishwasher, space for refrigerator/freezer, radiator, tiled

floor, ceiling spotlights, two uPVC double glazed windows to the front, door leading to:

Utility Room: 13' 7" x 7' 10" (4.15m x 2.39m) having work surface, built in cupboards, plumbing for washing machine, space for tumble dryer, tiled floor, uPVC double glazed French style doors leading to Conservatory, two uPVC double glazed Velux windows

Downstairs W.C.: having a low flush W.C., vanity wash hand basin, tiled walls and floor

Conservatory: 11' 4" x 10' 11" (3.45m x 3.32m) having tiled floor, electric heater, power points, ceiling spotlights, uPVC double glazed French style doors leading to the garden

Lounge: 17' 6" x 16' 10" (5.33m x 5.14m) having fireplace with living flame gas fire, oak wooden floor, uPVC double

glazed French style doors leading to the rear garden, coved ceiling, radiator

On The First Floor

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

Bedroom One: 10' 10" x 9' 10" (3.30m x 2.99m) having uPvc double glazed window to the front, radiator, walk in wardrobe

Bedroom Two: 10' 2" x 10' 0" (3.09m x 3.05m) having uPVC double glazed window to the rear, oak flooring, radiator

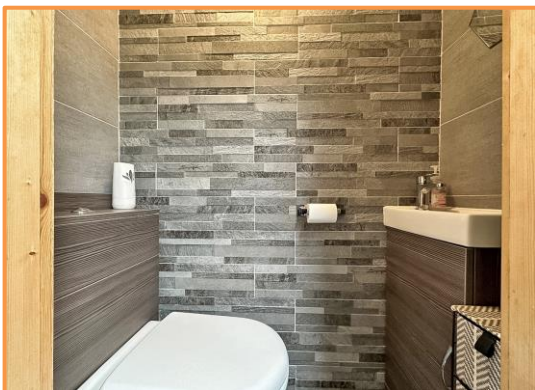
Bedroom Three: 10' 1" x 7' 0" (3.08m x 2.14m) having uPVC double glazed window to the rear, radiator

Refitted Bathroom: having suite comprising panelled bath with shower over, vanity wash hand basin, low flush W.C., tiled floor, heated towel rail, obscure uPVC double glazed window to the front

Outside: having enclosed fenced garden to the rear, two paved patio areas, lawns, brick built shed. Tarmacadam driveway to the front

Garage with doors to front and rear.





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.

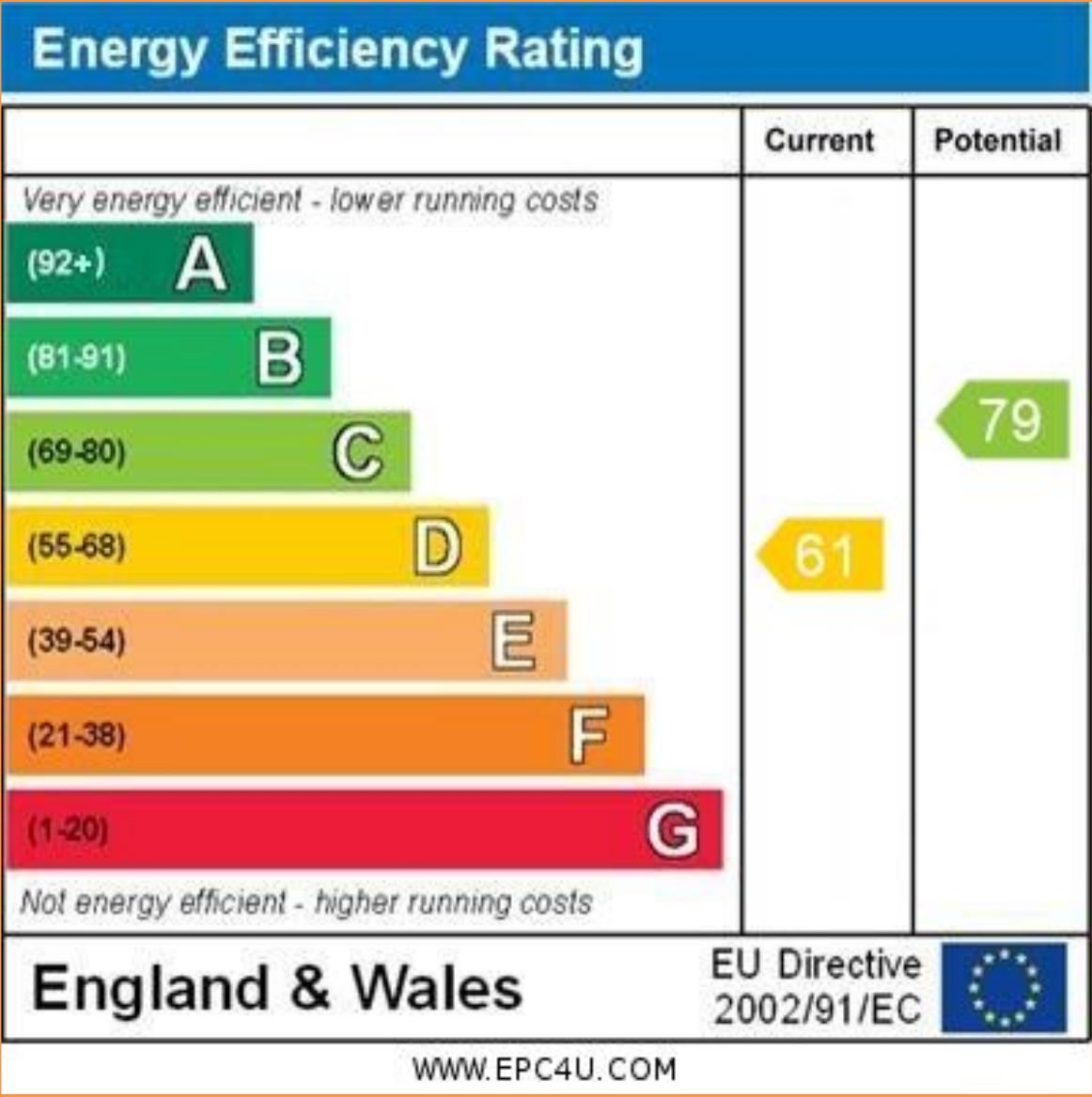
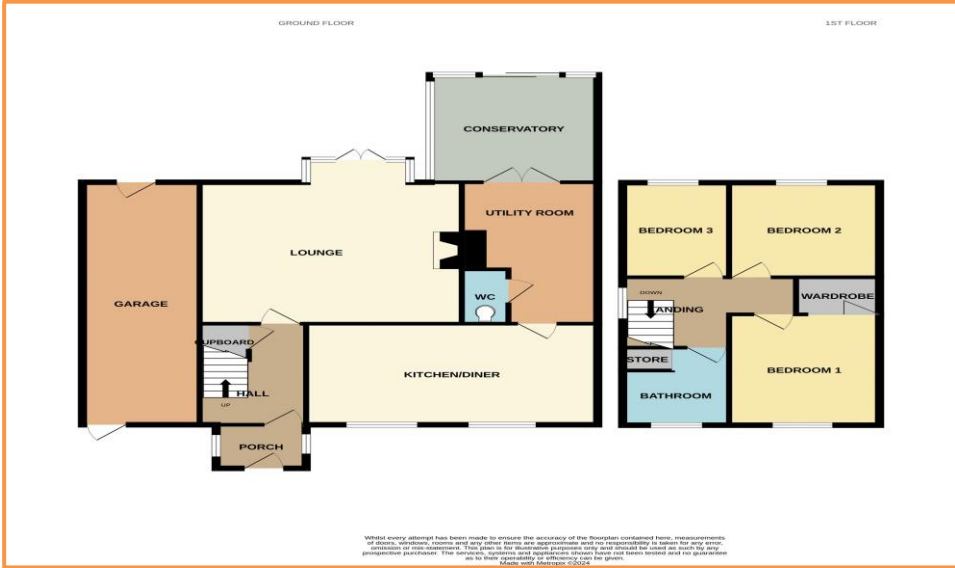
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£295,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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