



**Pike Road,**  
Walsall, WS2 7RH

**SKITTS**  
ESTATE AGENTS

## Accommodation description

A stunning extended three bedroom modern detached house nestled in a cul-de-sac location. This property boasts double glazing and gas radiator central heating. This home offers the perfect blend of tranquillity and accessibility. Step inside to discover a welcoming entrance hall, a convenient downstairs w.c., a stylish fitted kitchen complete with built in hob, oven, extractor, fridge and freezer. The lounge has a feature fireplace and door leading onto to the rear garden, while a separate sitting room/bedroom with a wet room off adds versatility to the living space. To the first floor you find three cosy bedrooms, including a master bedroom with an en-suite shower room for added luxury. A separate family bathroom completes the accommodation, providing ample space for the whole family. Outside an enclosed rear garden laid to lawn offers a peaceful retreat, while a block paved driveway and single garage to the front provide convenient parking options. With no upward chain, this property is ready and waiting for its new owners to move in.

**Entrance Hall**

**Downstairs W.C**

**Fitted Kitchen** 12' 0" x 8' 8" (3.65m x 2.64m)

**Lounge** 14' 10" x 12' 1" (4.51m x 3.68m)

**Sitting Room/Bedroom 4** 9' 9" x 9' 8" (2.97m x 2.94m)

**Ground Floor Wet Room** 9' 8" x 7' 1" (2.94m x 2.17m)

**First Floor**

**Landing**

**Bedroom 1** 10' 10" x 9' 3" (3.29m x 2.83m)

**En-suite**

**Bedroom 2** 9' 4" max x 8' 6" (2.85m x 2.59m)

**Bedroom 3** 9' 4" x 6' 0" (2.85m x 1.84m)

**Family Bathroom** 6' 2" x 5' 6" (1.88m x 1.67m)

**Single Garage**









# 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: C**

**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](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.

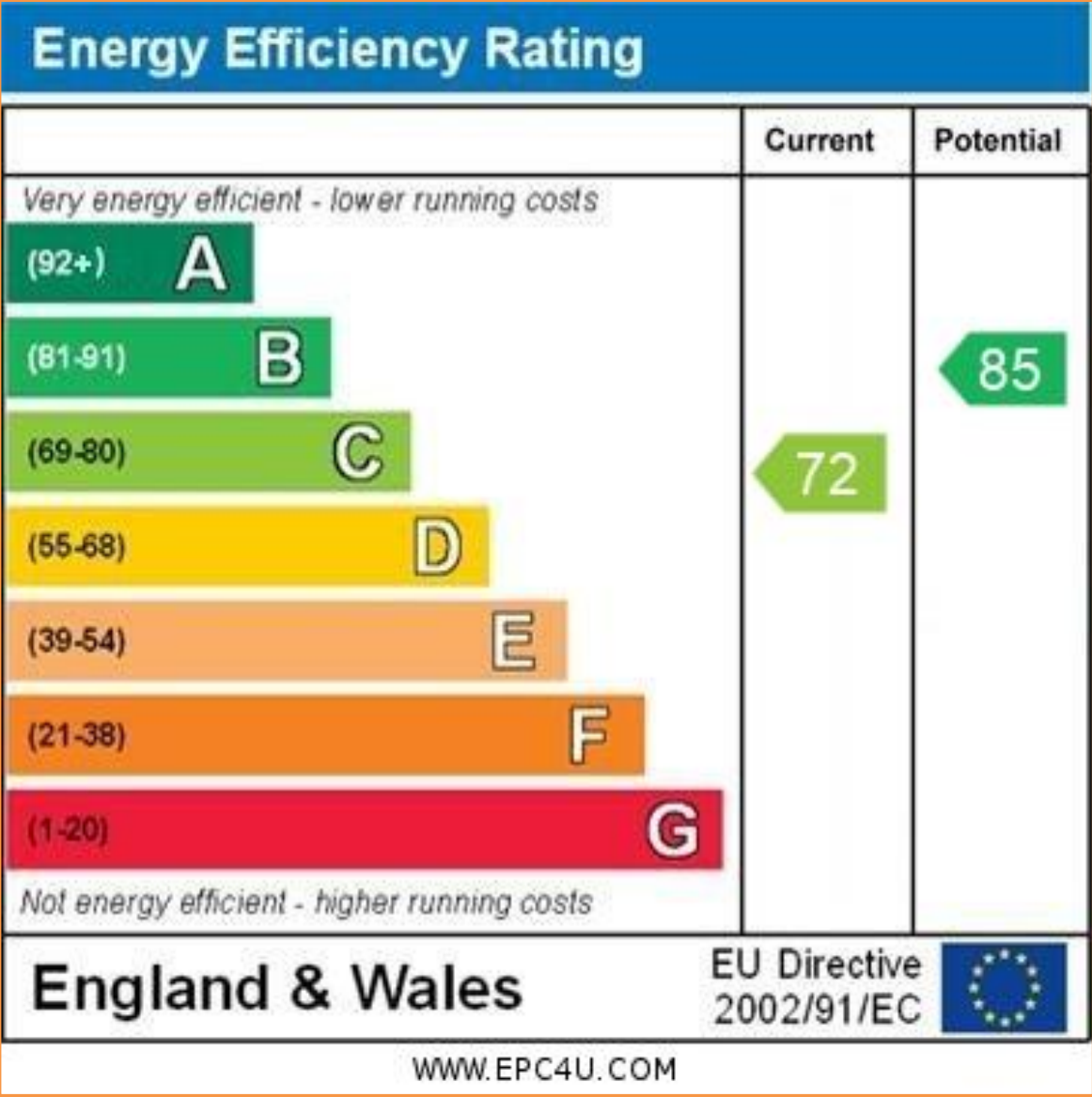
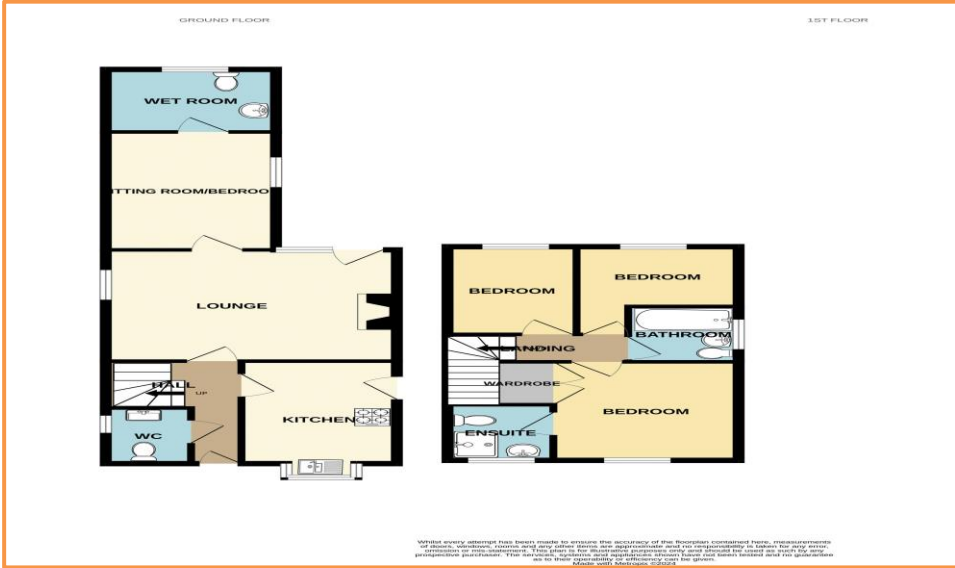
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £265,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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