



**Sneyd Lane, Bloxwich**  
Walsall, WS3 2LS

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**A Well Presented Three Bedroom Detached house offering a perfect blend of modernity and comfort. Located conveniently close to local schools, amenities and transport links. Step inside and be greeted by a welcoming entrance porch leading into a spacious reception hall. The lounge/dining room has French doors opening onto the rear garden, creating a seamless indoor-outdoor living experience. The fitted kitchen boasts a built-in hob, oven and extractor, while the separate utility room adds practicality and the convenience of a downstairs guest w.c.. To the first floor there are three well appointed bedrooms providing ample space for relaxation. The modern family bathroom is stylish and functional. Outside, the generous rear garden offers great space for entertaining and family gatherings. There is parking for 3 cars on the driveway and an added bonus of a converted garage into a study/office perfect for remote working or a hobby space.**

**Entrance Porch**

**Entrance Hall**

**Lounge:** 12' 10" x 12' 8" (3.92m x 3.87m)

**Dining Room:** 11' 10" x 9' 5" (3.61m x 2.86m)

**Kitchen:** 12' 7" x 9' 9" (3.84m x 2.97m)

**Utility Room:** 12' 7" x 8' 2" (3.83m x 2.50m)

**Downstairs W.C.**

**Study Room:** 15' 4" x 8' 1" (4.67m x 2.46m)

**On The First Floor**

**Landing**

**Bedroom One:** 13' 0" x 12' 10" (3.97m x 3.91m)

**Bedroom Two:** 12' 10" x 11' 11" (3.91m x 3.63m)

**Bedroom Three:** 8' 6" x 6' 5" (2.59m x 1.96m)

**Bathroom:** 9' 2" x 6' 4" (2.79m x 1.94m)









# 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: 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

**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.

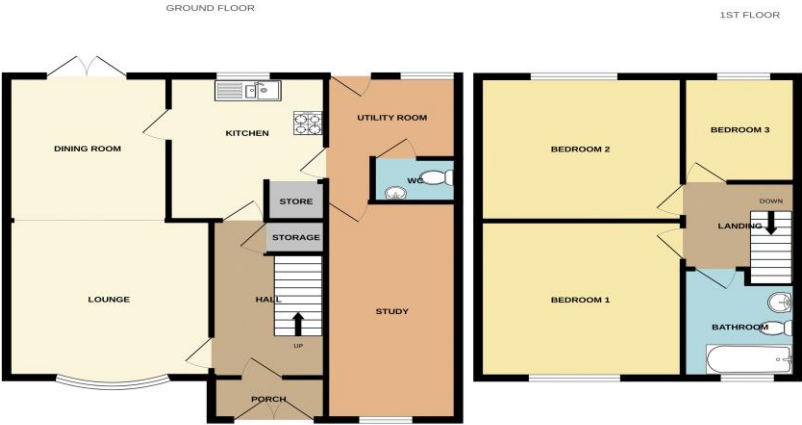
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 Excess of £284,000**

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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