



Evesham Crescent, Mossley Estate
Bloxwich, WS3 2TN

SKITTS
ESTATE AGENTS

Accommodation description

A charming two bedroom semi-detached house, perfectly positioned on a generous corner plot that lends itself to potential extension opportunities, subject to planning permission. Located in a prime spot near local schools and just a short distance away from the train station, this property offers the ideal fusion of convenience and comfort. Boasting double glazing and gas central heating, accommodation comprises of an inviting entrance hall, a well equipped kitchen with built-in hob and oven, as well as a cosy lounge area complete with French doors that open onto the rear garden. To the first floor you will find two generously sized double bedrooms along with a beautifully updated shower room. Outside, the property enjoys both front and rear gardens, the double gates on the side lead to a detached garage that provides secure off road parking.

Entrance Hall

Kitchen: 9' 3" x 8' 10" (2.83m x 2.68m) with induction hob, oven, extractor, refrigerator/freezer

Lounge: 16' 4" into bay x 15' 11" (4.99m x 4.85m)

On The First Floor

Landing

Bedroom One: 12' 8" x 9' 0" (3.85m x 2.74m)

Bedroom Two: 13' 6" x 10' 8" (4.11m x 3.25m)

Shower Room: 8' 6" x 4' 8" (2.58m x 1.43m)

Detached 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: A

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.

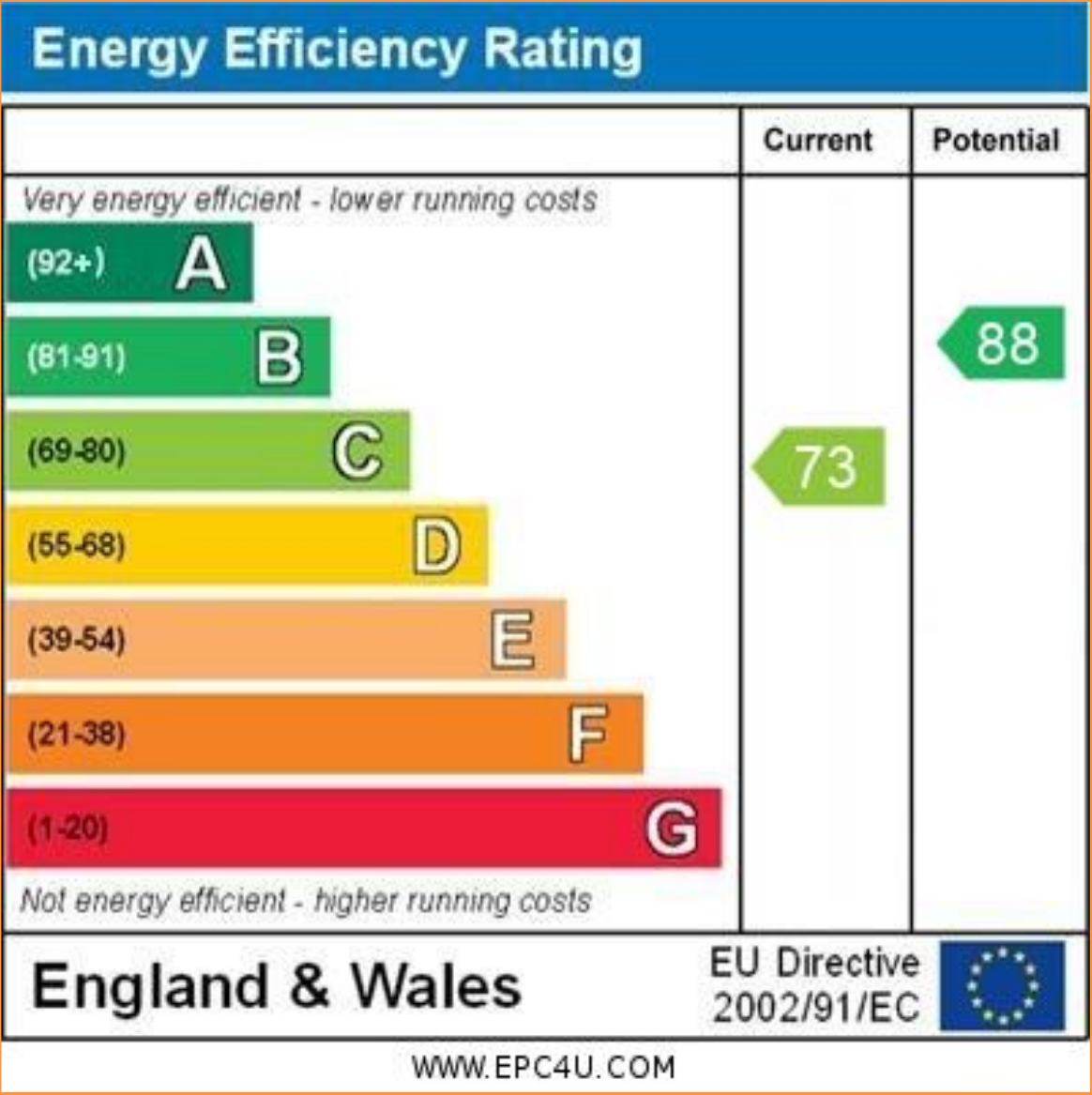
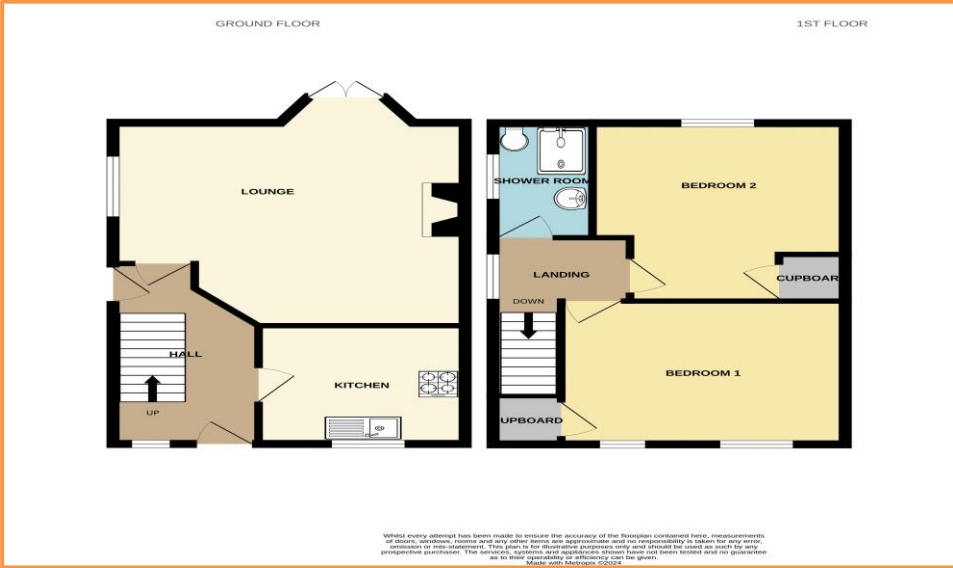
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£210,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

3 Queens Parade, Bloxwich, Walsall, West Midlands, WS3 2EX
01922 478104 bloxwich@skitts.net