



SKITTS
ESTATE AGENTS

Millennium Close, Pelsall

Walsall, WS3 4PL

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Accommodation description

Skitts Estate Agents in Bloxwich are excited to present this charming two-bedroom home, located in Pelsall, sitting on a generous plot with land to the side and rear. This delightful property offers both comfort and space, making it an excellent choice for first-time buyers, small families, or those seeking a home with plenty of outdoor potential. Upon arrival, the property features a driveway providing off-road parking. A small entrance hall leads into the main living area. The Lounge is generously sized and filled with natural light from a large front-facing window, the lounge is both spacious and inviting. The staircase to the upper floor is conveniently located within this room. The lounge leads to a modern kitchen, fitted with sleek cupboards and offering ample storage and workspace. The adjoining dining area is large enough to comfortably accommodate a table and chairs, creating a great space for family meals or entertaining. A well-sized kitchen/diner flow seamlessly into a generous conservatory, which enhances the property's sense of space and light, offering a versatile additional living area. The rear garden is a standout feature of the property, with a large patio that wraps around from the side to the back of the house. A small section of astro turf adds greenery while keeping maintenance low. The garden

includes a gated section currently used for outside storage and bin access, with direct entry to the front of the property. Upstairs, the main Bedroom is a spacious retreat with a fitted wardrobe, plenty of room for a double bed, and an en suite featuring a shower, WC, and sink. Bedroom two is another well-proportioned room with a window allowing for ample natural light. The family bathroom is fitted with a bath, WC, and sink, this room is perfect for a growing family. This property offers a thoughtful layout, generous outdoor space, and modern comforts, making it a must-see. Don't miss out—contact Skitts Estate Agents today to arrange your viewing!

Entrance Porch

Lounge *13' 3" x 12' 5" (4.04m x 3.78m)*

Kitchen/Diner *13' 3" x 9' 9" (4.04m x 2.97m)*

Conservatory *14' 2" x 8' 11" (4.31m x 2.71m)*

On the First Floor

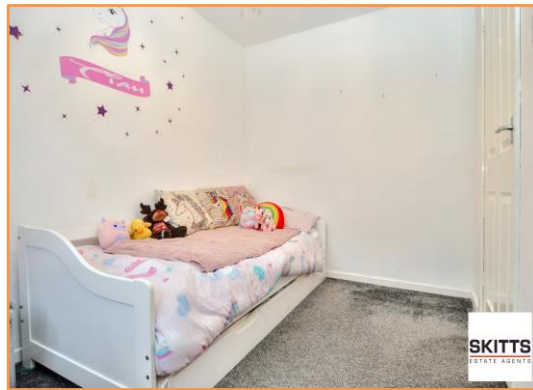
Landing

Bedroom 1 12' 9" x 8' 11" (3.88m x 2.71m)

En-suite 6' 0" x 3' 10" (1.82m x 1.18m)

Bedroom 2 9' 10" x 7' 0" (2.99m x 2.13m)

Bathroom 5' 10" x 5' 5" (1.78m x 1.65m)





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: B

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.**

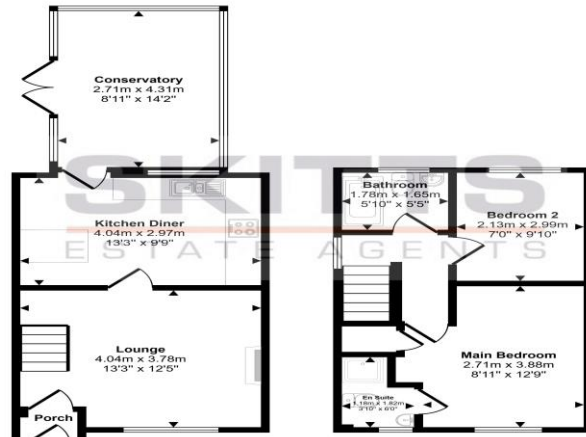
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN


Approx Gross Internal Area
69 sq m / 745 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft

First Floor
Approx 28 sq m / 306 sq ft

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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