



Riddings Crescent, Pelsall

Walsall, WS3 5DJ

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Bloxwich are delighted to present this charming three-bedroom semi-detached family home, located on a quiet road with ample off-road parking and a neatly landscaped front garden. This property offers a blend of modern updates and traditional charm, making it ideal for a growing family or first-time buyers. As you enter through the porch, you are welcomed into an inviting entrance hall that leads to the spacious lounge, situated at the front of the property. The lounge features a large bay window, allowing for plenty of natural light and creating a warm and welcoming atmosphere. From the lounge, you walk towards the rear of the property, where you'll find a small utility area, formerly the original kitchen. This practical space provides additional storage and leads to a long hallway with access to the side of the property and the rear garden. The heart of this home is the stunning dining area and kitchen, a standout feature resulting from a previous renovation. The decor here is light and airy, with a seamless flow between the dining space and the modern kitchen, which includes a breakfast bar, integrated appliances, and a large window overlooking the garden. Two skylights further enhance the space, flooding it with natural light. Additional features on the ground floor include a utility room and a convenient downstairs WC. Upstairs, the property boasts three bedrooms and a modern shower room. The main bedroom, located at the rear of the property, is generously sized and

features dual windows, offering ample natural light and space for furnishings. The second bedroom comfortably accommodates a double bed and wardrobes, with two windows creating a bright and pleasant space. The third bedroom is versatile and can be used as a child's room, home office, or nursery. The family bathroom is modern and well-appointed, featuring a double shower, WC, and sink, with a frosted glass window for privacy. The rear garden is mainly laid to lawn with a paved path leading to a patio area and a shed, providing a lovely outdoor space for relaxation and entertainment. This home is fully double-glazed with UPVC windows and doors and benefits from central heating throughout, making it comfortable and move-in ready.

Entrance Porch: *6' 11" x 2' 8" (2.10m x 0.82m)*

Entrance Hall

Lounge: *13' 7" x 12' 10" (4.15m x 3.92m)*

Dining Room: *11' 11" x 9' 9" (3.64m x 2.98m)*

Kitchen: 13' 8" x 9' 0" (4.16m x 2.75m)

Utility Room: 6' 3" x 5' 6" (1.91m x 1.67m)

W.C.: 6' 3" x 3' 9" (1.90m x 1.14m)

Side Hallway: 22' 5" x 4' 1" (6.82m x 1.25m)

On The First Floor

Landing

Main Bedroom: 11' 11" x 11' 0" (3.62m x 3.35m)

Bedroom Two: 11' 0" x 9' 11" (3.36m x 3.03m)

Bedroom Three: 8' 10" x 7' 8" (2.70m x 2.33m)

Shower Room: 7' 8" x 5' 5" (2.33m x 1.66m)





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 Office Tel: 01922 4781014 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.**

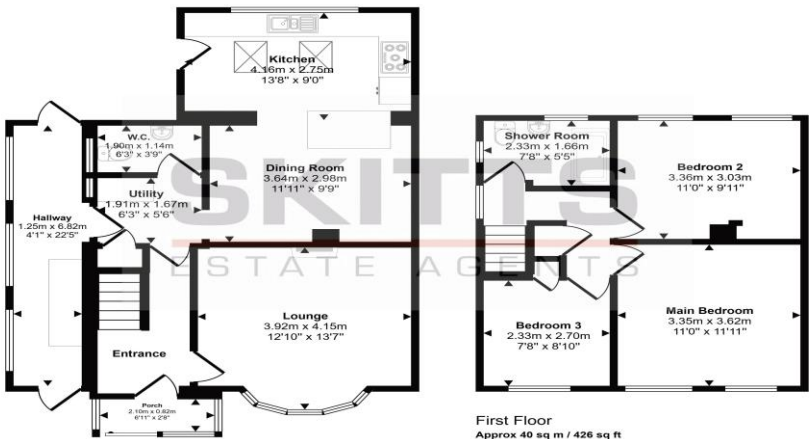
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
105 sq m / 1125 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(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



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