



**Enderley Close,**  
Bloxwich, WS3 3PF

**SKITTS**  
ESTATE AGENTS

## Accommodation description

Skitts Bloxwich are pleased to offer for sale this two bedroom split level detached bungalow with no upward chain situated in a desirable cul-de-sac location. Being within easy reach of local amenities and a short drive away from Bloxwich town centre. Benefits from gas radiator central heating and double glazing. Comprises of entrance porch which leads into an entrance hall, lounge and kitchen are both to the front of the property. There are two double bedrooms, a modern shower room and conservatory. Externally there is a driveway which leads to a single garage and a gated side access to an enclosed rear garden.

### Entrance Hall

**Lounge:** 15' 11" x 12' 6" (4.86m x 3.81m)

**Kitchen:** 10' 10" x 8' 5" (3.31m x 2.57m)

**Conservatory:** 8' 10" x 7' 2" (2.68m x 2.19m)

**Bedroom One:** 12' 6" x 9' 11" (3.81m x 3.01m)

**Bedroom Two:** 11' 11" x 9' 11" (3.63m x 3.01m)

**Shower Room:** 8' 6" x 5' 11" (2.58m x 1.80m)

**Garage:** 16' 4" x 8' 2" (4.99m x 2.48m)







# 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: D**

**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.**

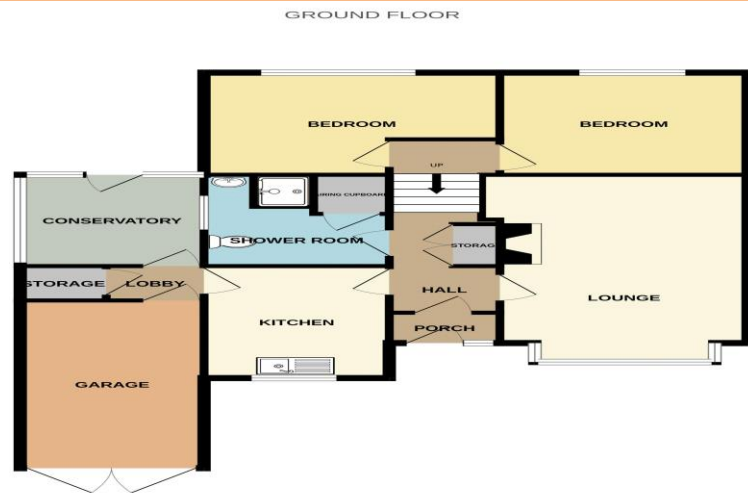
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£320,000



# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, counts and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The user is responsible for checking the plan.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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