



Essex Street,
Walsall, WS2 7AR

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Bloxwich are delighted to present this charming three-bedroom mid-terrace home, ideally located in Walsall. Situated on a quiet street yet conveniently close to the town centre, this property is within walking distance of a local school and shops, making it a perfect choice for first time buyers, professionals and single people and benefiting from gas central heating and double glazing. Upon entering, you are welcomed into a generous hallway that flows seamlessly into the dining area. This bright and spacious room, featuring a large bay window, comfortably accommodates a dining table, chairs, and additional furniture, making it an ideal space for family meals or entertaining. The dining area leads to the lounge, the central hub of the home, which provides access to both the upstairs accommodation and the kitchen and has the benefit of an electric fire. There is also a useful under stairs storage cupboard. The kitchen is well-proportioned and practical, with units on both sides, under wall cupboard lighting, offering ample storage and workspace. A small breakfast bar provides a casual dining option, while a large window fills the room with natural light. The kitchen leads to a handy utility area, perfect for additional storage and housing white goods, and a downstairs WC for added convenience. At the rear, the property features a small paved courtyard with outside tap and sensor security light and gated access to a further grassed area, offering a private and low-maintenance

outdoor space. Upstairs, the home comprises of a main bedroom being large and airy space with fitted wardrobes and ample room for a double bed. Large windows allow for plenty of natural light. The bedroom two is a well-sized room, currently used as a home office, with a large window. The bedroom three currently is being utilised as a dressing room, this room features fitted wardrobes and an inset cupboard, offering excellent storage options. The bathroom is generously sized and includes a bath with electric shower over, sink, WC, electric extractor fan and an airing cupboard. Steps lead down to the bathroom, adding a touch of character, while a window ensures natural light. This delightful home offers a blend of traditional charm and practical living spaces, perfect for modern family life. Don't miss this fantastic opportunity—contact Skitts Estate Agents today to arrange your viewing!

Entrance Hall

Dining Room 11' 8" x 6' 11" (3.55m x 2.10m)

Lounge 11' 11" x 9' 9" (3.63m x 2.98m)

Kitchen 13' 1" x 6' 2" (4.00m x 1.88m)

Utility room 8' 2" x 5' 9" (2.49m x 1.76m)

Downstairs W.C.

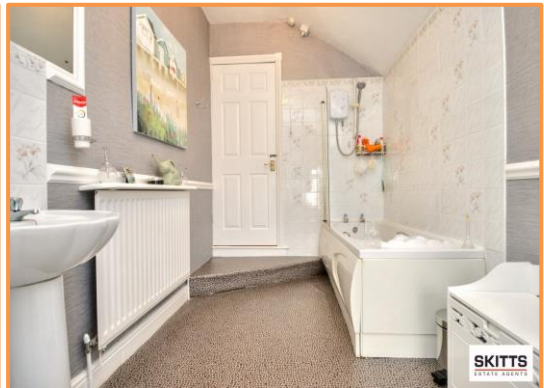
Landing

Bedroom 1 10' 5" x 10' 1" (3.18m x 3.08m)

Bedroom 2 8' 10" x 5' 10" (2.68m x 1.78m)

Bedroom 3 8' 8" x 5' 10" (2.64m x 1.77m)

Bathroom 14' 9" x 6' 5" (4.50m x 1.96m)





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: 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.

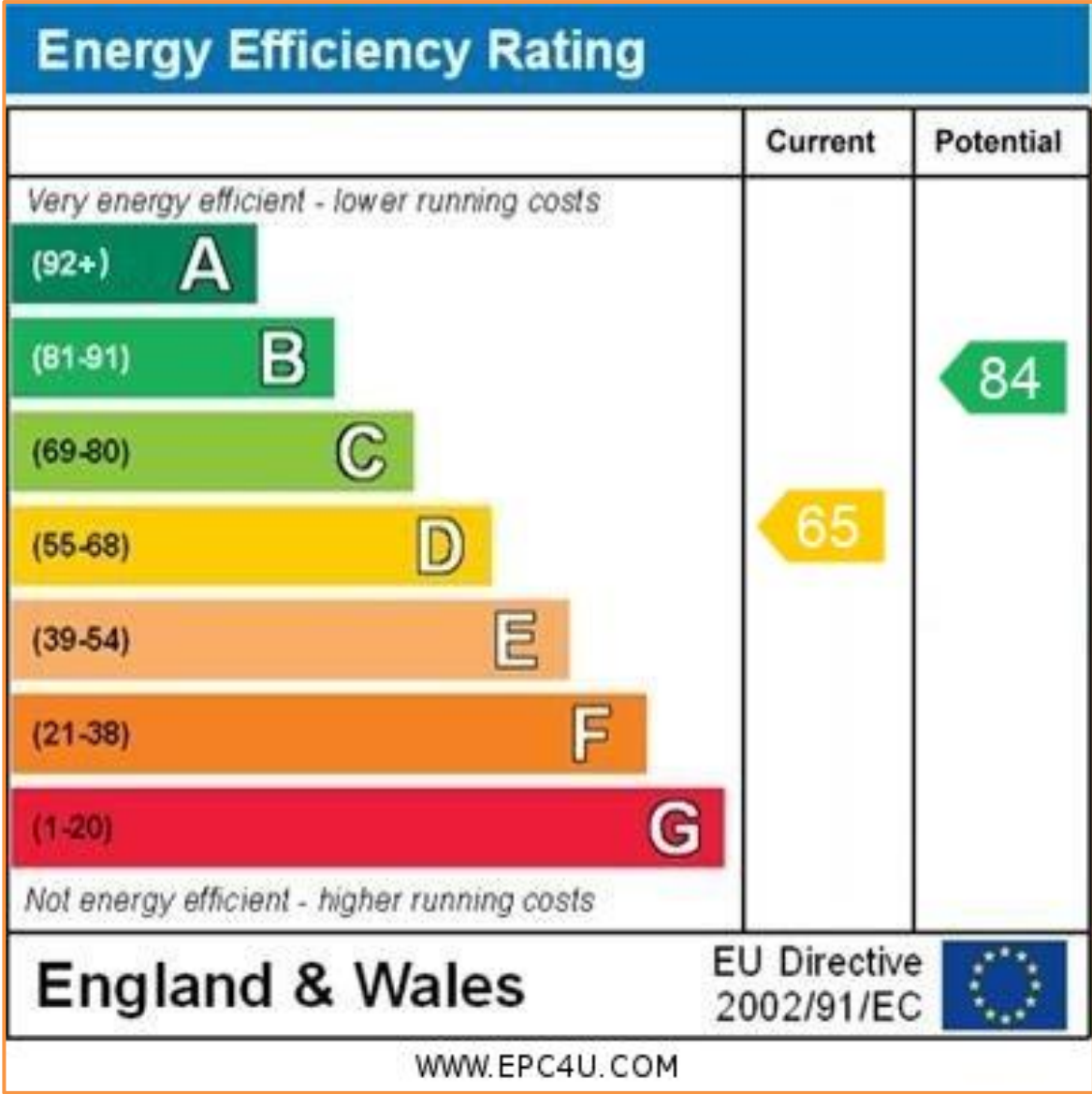
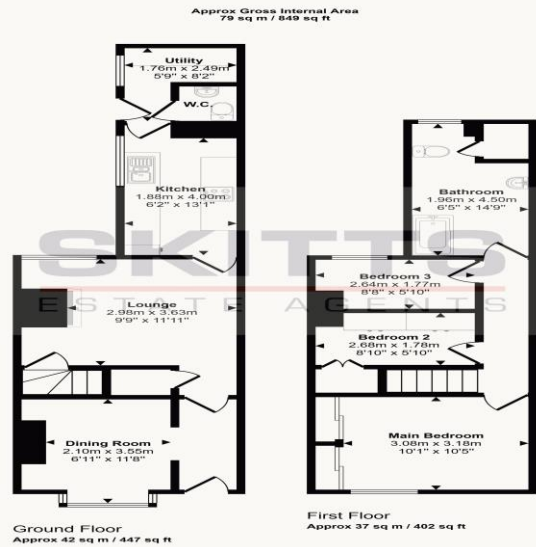
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£170,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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