



Lichfield Road, Bloxwich

Walsall, WS3 3DQ

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Bloxwich are pleased to present this traditional three-bedroom semi-detached home, offering great potential in a sought-after location close to Walsall and a range of local amenities. Situated off the main road, this property benefits from both front and rear access. The rear driveway provides parking for two cars and leads to a garage, while the front garden is generously sized with mature shrubbery, adding a sense of privacy. There is also a side access path allowing easy movement between the front and back of the property. Upon entering, you step into a small porch, leading to a welcoming entrance hallway. The spacious lounge at the front of the home is a bright and airy room, featuring a fire surround and a large window overlooking the front garden. The property has retained its traditional layout, providing a great opportunity for modernisation. To the rear of the home, the dining area offers a generous space with a large window, allowing plenty of natural light. The kitchen, accessed via the dining room, is well-sized and features ample cupboard space and storage solutions. Adjacent to the kitchen, a small lean-to extension currently serves as a utility area and provides direct access to the rear garden. Upstairs, there are three bedrooms and the main bathroom. The bathroom includes a bath, sink, and WC, with a window overlooking the rear of the property. Bedrooms one and two are both spacious double rooms, boasting large windows that enhance the light and airy feel. Bedroom three, the smallest of the three, is positioned at the front of the home and benefits from a bright front-facing window. With its great location, ample space, and traditional features, this property presents an excellent opportunity for modernisation and personalisation. This charming home is full of potential and is ideal for buyers looking to put their own stamp on a property. Contact Skitts Estate Agents in Willenhall today to arrange a viewing!

Entrance Porch

Entrance Hallway

Lounge: 14' 1" x 12' 0" (4.28m x 3.65m)

Dining Room: 12' 11" x 9' 1" (3.94m x 2.76m)

Kitchen: 9' 4" x 8' 6" (2.84m x 2.59m)

Utility Room: 9' 0" x 4' 4" (2.75m x 1.31m)

On The First Floor

Landing

Main Bedroom: 11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two: 11' 10" x 11' 3" (3.60m x 3.42m)

Bedroom Three: 6' 5" x 6' 4" (1.96m x 1.93m)

Bathroom: 6' 4" x 5' 6" (1.92m x 1.67m)

Garage: 14' 6" x 7' 5" (4.42m x 2.25m)





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: C

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.**

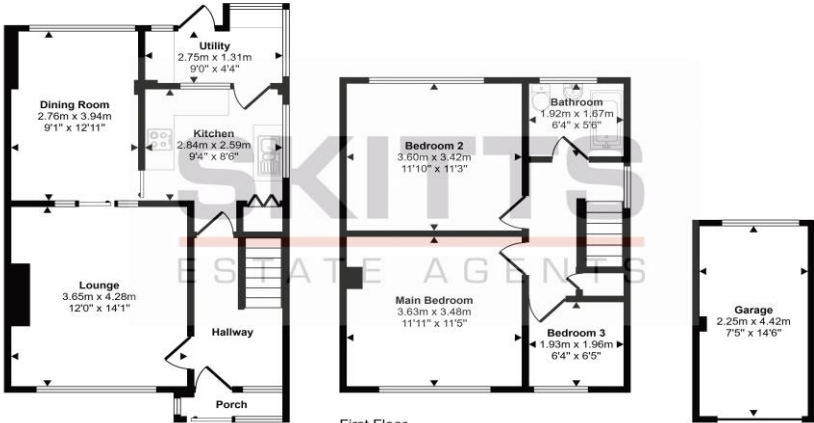
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
99 sq m / 1066 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 40 sq m / 431 sq ft

Garage
Approx 10 sq m / 107 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

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