



**SKITTS**  
ESTATE AGENTS

## Odell Road, Bloxwich

Walsall, WS3 2ED

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## Accommodation description

Skitts Estate Agents in Bloxwich are delighted to present this well-appointed two-bedroom end terraced home, located in the residential area of Bloxwich. Situated on a quiet road, this property benefits from being conveniently positioned opposite a primary school, making it an ideal choice for families. Upon entering, you are welcomed into a bright hallway, leading directly into the generously sized lounge. This inviting space boasts a large front-facing window, allowing for plenty of natural light, and is further enhanced by a fireplace with a stylish surround, creating a cosy atmosphere. From the lounge, you are led into a spacious kitchen diner, offering modern fitted units and ample storage, including an inset cupboard. A rear-facing window provides a pleasant outlook over the garden. The kitchen also offers access to the rear garden, as well as to a bright and airy conservatory via double patio doors. This conservatory is flooded with natural light, thanks to its full window fittings, and provides a perfect space to relax while enjoying views of the garden. The rear garden is arranged over two levels, featuring a block-paved patio area to the side and rear, with two steps leading to a lawned section, which also houses a storage shed. Heading upstairs, the property comprises two well-proportioned bedrooms and a modern family bathroom. The main bedroom, located at the front of the property, is a spacious double-width room, featuring dual windows, fitted wardrobes, and an inset cupboard, making it an impressive primary suite. The second bedroom, positioned at the rear, is also generously sized, complete with a rear-facing window and an inset wardrobe for additional storage. The bathroom is well-appointed, featuring a bathtub with an overhead shower,

WC, and sink, complemented by a rear-facing window for natural ventilation. This charming home offers a fantastic blend of space, comfort, and convenience, perfect for first-time buyers, young families, or downsizers.

### Entrance Hall

Lounge: 13' 4" x 12' 0" (4.06m x 3.67m)

Kitchen/Diner: 15' 9" x 9' 4" (4.81m x 2.85m)

Conservatory: 8' 7" x 7' 2" (2.62m x 2.19m)

### On The First Floor

#### Landing

Main Bedroom: 15' 7" x 10' 3" (4.76m x 3.13m)

Bedroom Two: 12' 11" x 8' 10" (3.93m x 2.68m)

Bathroom: 6' 7" x 5' 7" (2.01m x 1.69m)





# 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: 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.**

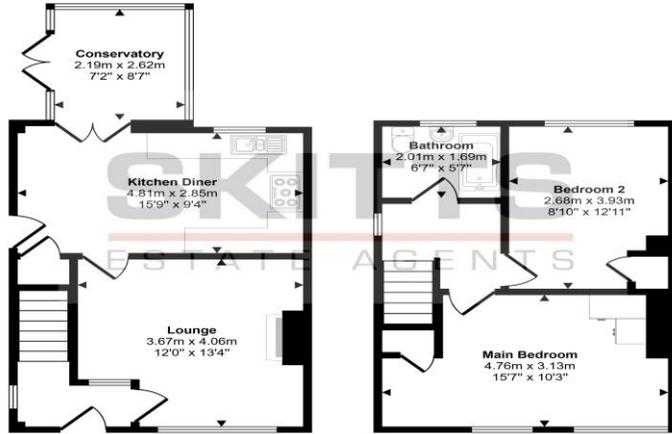
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£195,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
76 sq m / 803 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft

First Floor  
Approx 34 sq m / 369 sq ft

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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