



10 Lavender Close, Tamebridge Estate

Walsall, WS5 4ST

SKITTS
ESTATE AGENTS

Accommodation description

**** A MODERN FOUR BEDROOM DETACHED HOUSE**** situated on the popular Tamebridge Estate close to train station, schools and local amenities. Benefits from double glazing and gas radiator central heating. Comprises of: hall, downstairs w.c., lounge, dining room, breakfast kitchen, master bedroom with en-suite, family bathroom, front and rear gardens, garage and driveway affording off road parking. CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!

Description: Skitts are pleased to offer for sale this four bedroom modern detached house situated in a cul-de-sac location on the Tamebridge Estate. Briefly comprises of:-

Reception Hall: having part double glazed front entrance door, double glazed window to the front, stairs leading to the first floor level, radiator, door leading to the garage

Downstairs W.C.: being fully tiled and having a low flush W.C., wash hand basin, radiator, tiled floor

Kitchen/Diner: 14' 6" x 13' 4" (4.42m x 4.06m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit with mixer tap, tiled splashbacks, inset gas hob, electric oven and extractor hood, plumbing for washing machine, radiator, double glazed door to the side, door leading to:

Dining Room: 11' 2" x 10' 10" (3.41m x 3.31m) having uPVC double glazed French style doors leading to the rear garden, radiator, laminate flooring, double doors leading to:

Lounge: 18' 5" into bay x 10' 8" (5.62m x 3.24m) having laminate flooring, two radiators, door leading to the hall

On The First Floor

Landing: having access to loft storage area, doors leading off to:

Bedroom One: 14' 5" x 11' 0" (4.40m x 3.35m) having uPVC double glazed window to the front, radiator, built in wardrobes, door leading to:

Ensuite Shower Room: being fully tiled to walls and floor and having suite comprising corner shower cubicle, pedestal wash hand basin, low flush W.C., obscure double glazed window to the rear, heated towel rail

Bedroom Two: 10' 10" x 9' 1" (3.31m x 2.77m) having uPVC double glazed window to the front, radiator

Bedroom Three: 11' 1" x 9' 3" (3.39m x 2.81m) having uPVC double glazed window to the rear, radiator

Bedroom Four: 8' 10" x 8' 4" (2.70m x 2.54m) having uPVC double glazed window to the rear, radiator

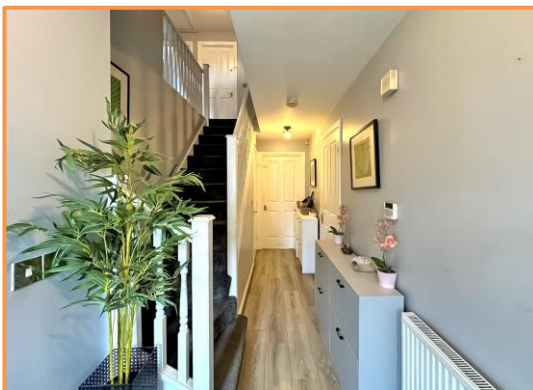
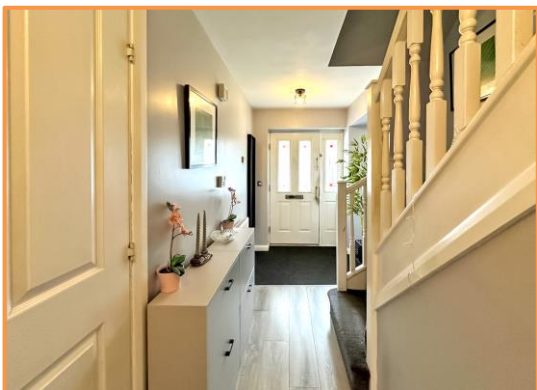
Bathroom: having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., tiled

splashbacks, obscure uPVC double glazed window to the side, radiator

Outside: having fully fenced garden to the rear with decking area, steps up to lawn, outside tap and gated access to the side. Lawned foregarden and tarmac driveway

Garage: 16' 6" x 7' 8" (5.04m x 2.34m) having up and over door to the front, light, power points and door leading to the hall





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: 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 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.

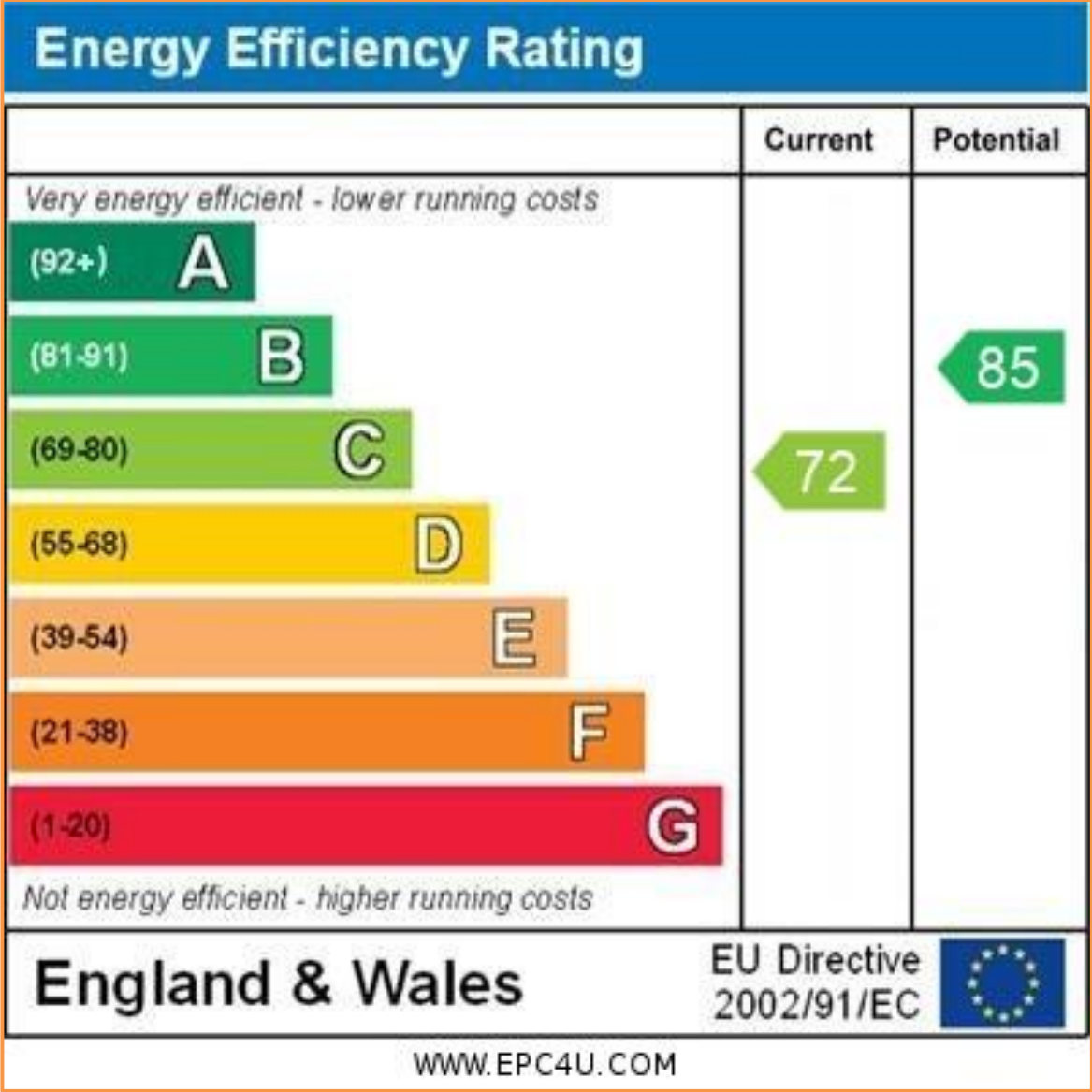
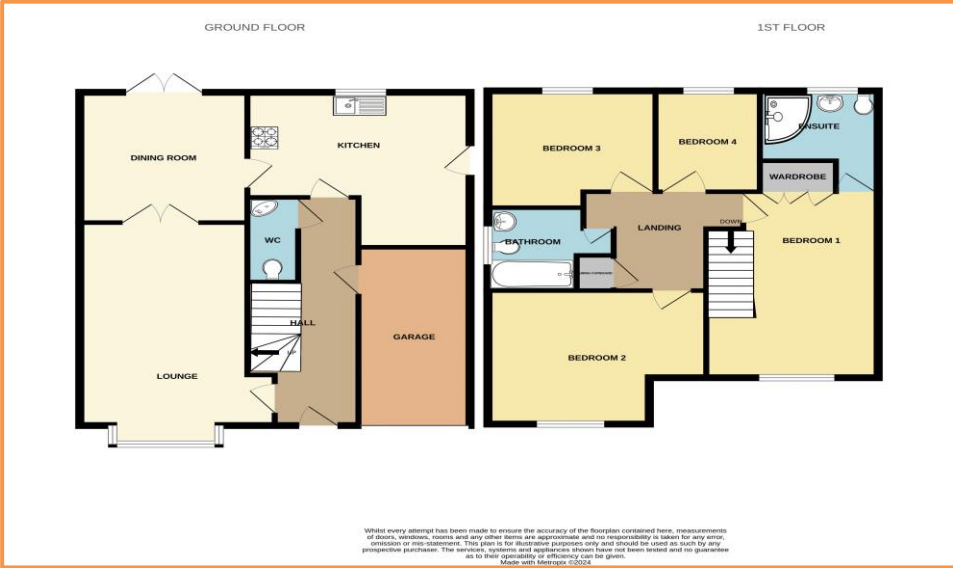
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£395,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE
BEST OF YOUR KNOWLEDGE**

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

**3 Queens Parade, Bloxwich, Walsall, WS3 2EX
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