



Netley Road,
Walsall, WS3 2RA

SKITTS
ESTATE AGENTS

Accommodation description

**** IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME ** FULLY MODERNISED THROUGHOUT ** NO ONWARD CHAIN ** SPACIOUS AND WELL-PROPORTIONED LOUNGE IDEAL FOR ENTERTAINING ** STYLISH DOWNSTAIRS SHOWER ROOM WITH MODERN SUITE ** PRIVATE REAR GARDEN AND FRONT DRIVEWAY PROVIDING OFF-ROAD PARKING **** This immaculate three-bedroom semi-detached home on Netley Road, Bloxwich has been modernised throughout to an exceptional standard, offering stylish and well-appointed accommodation ideal for families and professionals alike. The ground floor welcomes you with an entrance porch leading into a bright and spacious entrance hall. From here, you are led into a comfortable lounge, perfect for relaxing and entertaining. The property also boasts a contemporary fitted kitchen with modern finishes, complemented by a useful utility area and a sleek downstairs shower room, all thoughtfully designed to a high specification. To the first floor, the landing provides access to three generously sized bedrooms, along with a modern family bathroom and a separate WC, offering both convenience and practicality for busy households. Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, as well as a front driveway providing off-road parking. Finished to a superb standard throughout, this property is ready for immediate occupation and early viewing is highly recommended.

Entrance Porch

Entrance Hallway

Lounge *12' 6" x 14' 2" (3.81m x 4.32m)*

Kitchen *9' 11" x 12' 0" (3.01m x 3.66m)*

Utility room

Shower Room

First Floor Landing

Bedroom One *12' 6" x 10' 6" (3.81m x 3.19m)*

Bedroom Two *12' 5" x 8' 10" (3.78m x 2.69m)*

Bedroom Three *6' 9" x 9' 4" (2.06m x 2.85m)*

Bathroom

WC

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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: 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.**

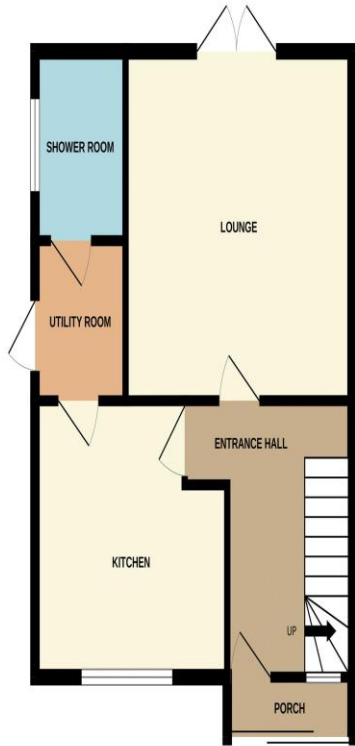
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



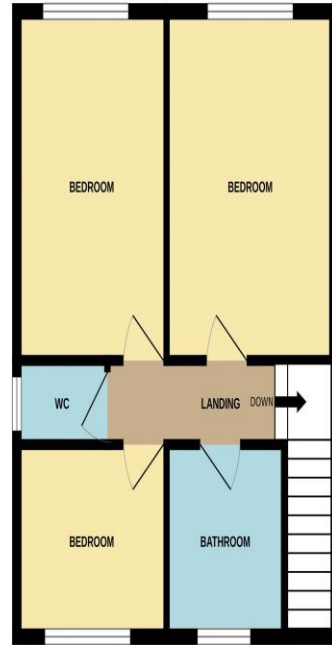
Offers in the Region Of £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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