



**Ryle Street,**  
Walsall, WS3 3AQ

**SKITTS**  
ESTATE AGENTS



## Accommodation description

A charming three-bedroom semi-detached family home set back from the road, this inviting home offers a gated driveway, providing both privacy and security. Stepping inside, you are welcomed by an entrance hall leading to a cosy lounge at the front of the property. The lounge features a charming chimney breast with a fire surround and a working log burner, creating a warm and inviting atmosphere. A large front-facing window allows plenty of natural light to fill the room. The galley-style kitchen offers ample cupboard space and a sink positioned beneath a window overlooking the rear garden. A useful downstairs WC and storage cupboard add to the practicality of the space. The rear garden is a generous size, featuring a small patio area and a lower landscaped section with a mix of lawn and gravel. Side access leads to the front of the property, and a garden shed provides additional storage. Upstairs, the property offers three well-sized bedrooms and a family bathroom. The bathroom is fitted with a bath and overhead shower with a shower screen, a frosted window, a vanity sink unit, a WC, and a wall-mounted radiator. The main bedroom, positioned at the front, features a window overlooking the driveway. Bedroom two, located at the rear, benefits from an inset storage cupboard and a garden view. Bedroom three, also at the front, includes fitted wardrobes and a window overlooking the front of the property. This lovely home is

perfect for families or first-time buyers looking for a well-kept property.

### Entrance Hall

Lounge: 14' 6" x 11' 8" (4.41m x 3.56m)

Kitchen: 15' 1" x 6' 9" (4.61m x 2.06m)

### Ground Floor W.C.

### On The First Floor

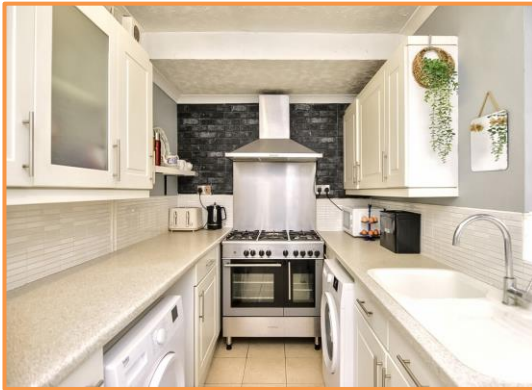
#### Landing

Main Bedroom: 11' 5" x 8' 4" (3.49m x 2.55m)

Bedroom Two: 10' 2" x 8' 9" (3.10m x 2.67m)

Bedroom Three: 8' 10" x 6' 11" (2.70m x 2.11m)

Bathroom: 5' 10" x 5' 7" (1.78m x 1.70m)





# 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.



£195,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area  
64 sq m / 685 sq ft



Ground Floor  
Approx 31 sq m / 338 sq ft

First Floor  
Approx 32 sq m / 347 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

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