



Moncrieffe Street, Chuckery

Walsall, WS1 2LB

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM MID TERRACED HOUSE**** situated in the Chuckery area. Ideal for first time buyers/buy to let investors. Benefits from gas radiator central heating and double glazing. Comprises of lounge, separate dining room, kitchen, downstairs bathroom, three bedrooms and rear garden. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this three bedroom mid terraced house situated a short distance from Walsall Town Centre. Ideally suited to first time buyers and buy to let investors. Comprises of lounge, dining room, kitchen, downstairs bathroom, three bedrooms and a rear garden.

Dining Room: 11' 11" x 10' 2" (3.62m x 3.11m) having wooden front entrance door, uPVC double glazed window to the front, radiator

Lounge: 13' 4" x 11' 11" (4.07m x 3.63m) having uPVC double glazed window to the rear, radiator

Hall: having stairs leading to the first floor level, under stairs storage cupboard

Kitchen: 9' 5" x 6' 6" (2.88m x 1.97m) 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, uPVC double glazed window to the side, radiator

Lobby: having door to the side, wall mounted boiler, plumbing for washing machine

Ground Floor Bathroom: having suite comprising panelled bath, low flush W.C., pedestal wash hand basin, radiator, obscure uPVC double glazed window to the side

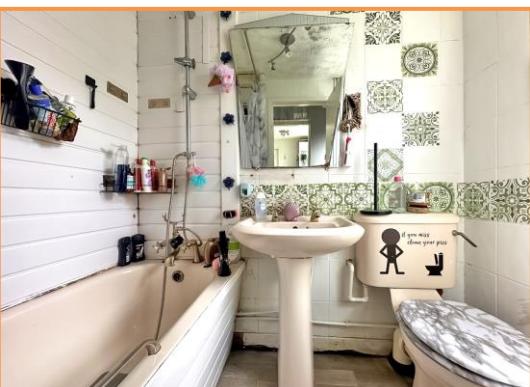
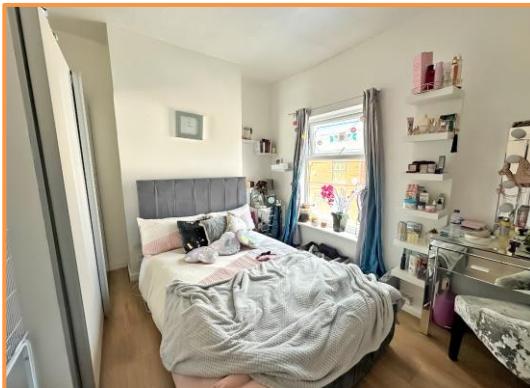
On The First Floor

Landing: having uPVC double glazed window to the side, radiator

Bedroom One: 11' 11" x 10' 2" (3.64m x 3.11m) having uPVC double glazed window to the front, radiator

Bedroom Two: 13' 3" x 8' 10" (4.05m x 2.69m) having double glazed window to the rear, radiator

Bedroom Three: 10' 5" x 6' 6" (3.17m x 1.99m) having uPVC double glazed window to the rear, radiator



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: 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.**

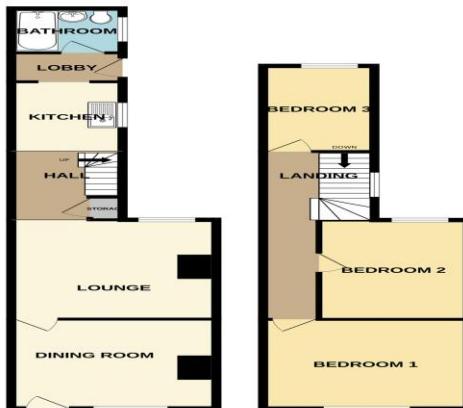
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£150,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

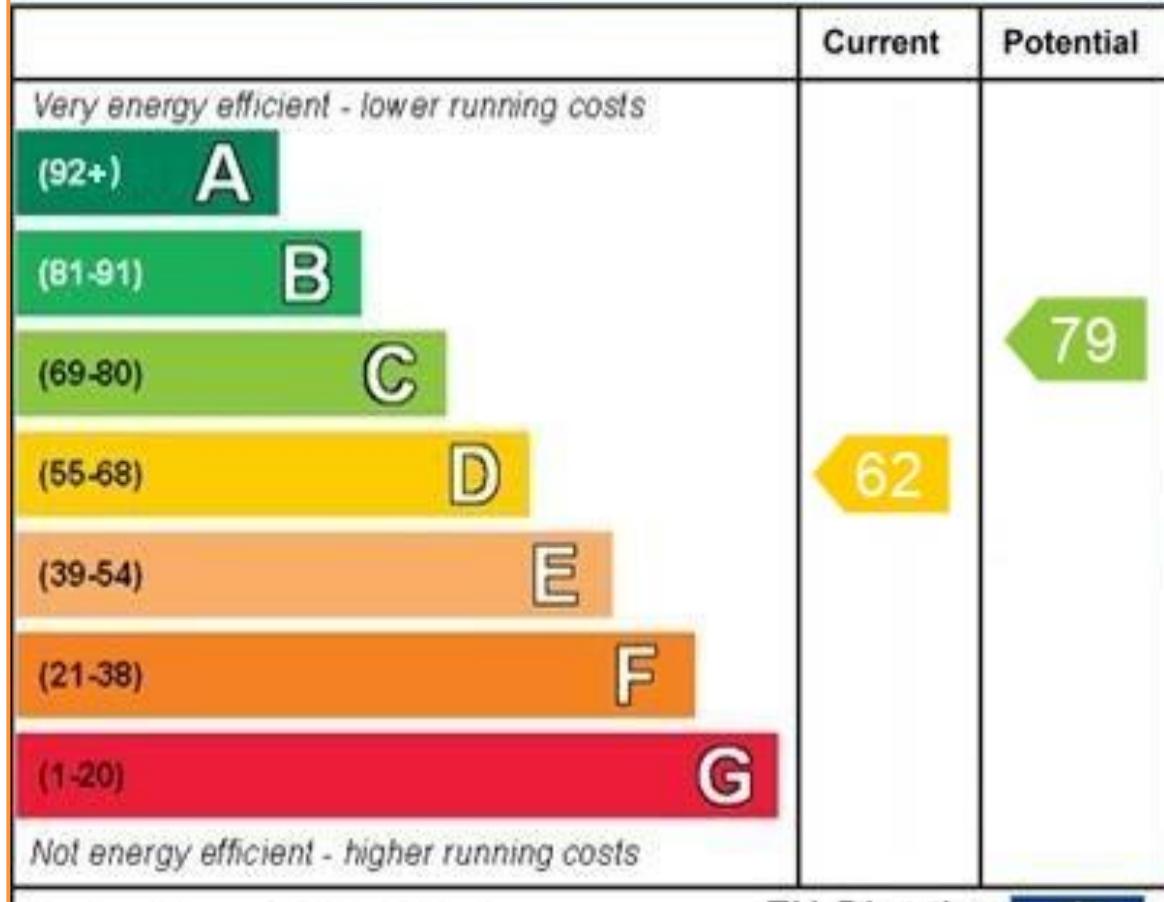
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The details are provided for information only and should not be relied on as to their suitability or fitness for purpose. Prospective purchasers should make their own investigations as to their suitability and efficiency.

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

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