



**Sneyd Lane, Bloxwich**

Walsall, WS3 2NA

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A BEAUTIFULLY PRESENTED IMPROVED & REFITTED THREE BEDROOM SEMI-DETACHED HOUSE\*\*** situated close to local schools, train station and amenities. Benefits from double glazing, gas radiator central heating, full alarm system and cctv cameras. Comprises of porch, reception hall, lounge, refitted kitchen/diner, sun lounge, refitted family bathroom, front and rear gardens and a **DOUBLE DETACHED GARAGE** to the rear. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description** Skitts are delighted to offer for sale this well maintained three bedroom semi-detached house with double detached garage at the rear. The property must be viewed to be fully appreciated and briefly comprises of:-

**Entrance Porch** with upvc double glazed windows and door. Laminate flooring.

**Entrance Hall** with stained glass front entrance door, upvc double glazed window to the side, laminate floor, stairs to

first floor, radiator and part glazed door leading to the lounge.

**Lounge** 15' 9" max x 15' 7" (4.79m x 4.75m) having laminate floor, a feature fireplace with inset living flame coal effect gas fire, radiator, upvc double glazed bay window to the front. Door leading to the kitchen/diner.

**Refitted Kitchen/Diner** 19' 4" x 8' 9" (5.89m x 2.67m) having a range of wall, drawer and matching base cupboards, work surfaces, an inset single drainer sink unit, space for a range cooker, white glass splash backs, extractor hood, cupboard housing gas central heating boiler, laminate floor, a useful cupboard extending under the stairs, and plumbing is provided for a washing machine. There is a upvc double window to side and rear elevation and a upvc double glazed door leading to the sun lounge.

**Sun Lounge** 16' 0" x 5' 0" (4.87m x 1.52m) having upvc double glazed windows, power point, lights and French style doors opening onto the rear garden.

### On the first floor

**Landing** with upvc double glazed window to the side, a built-in airing cupboard and access to loft space which is partly boarded with light and power point.

**Bedroom 1** 12' 5" max into door recess x 12' 9" (3.79m x 3.89m) having a upvc double glazed window to the front, laminate floor and radiator.

**Bedroom 2** 12' 5" max into door recess x 9' 1" (3.79m x 2.78m) having a upvc double glazed window and radiator.

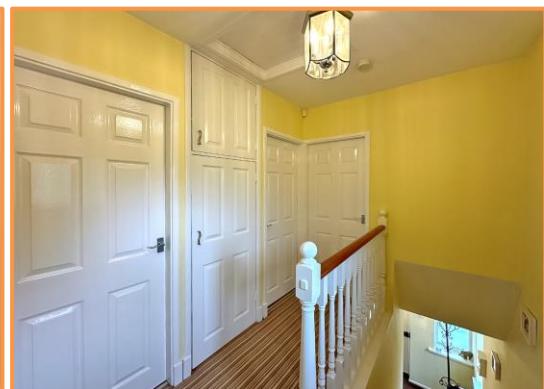
**Bedroom 3** 8' 8" x 7' 8" (2.65m x 2.33m) having a built in cupboard, upvc double glazed window to the front and radiator.

**Refitted Bathroom** 7' 11" x 5' 7" (2.42m x 1.70m) having a upvc double glazed window to the rear and side. A 'P' shaped panelled bath with fitted electric shower over, pedestal wash hand basin, low flush w.c., tiled splash backs, extractor fan and radiator.

**Double Garage** 20' 9" x 20' 1" (6.33m x 6.13m) with two up and over doors, strip lights, CCTV cameras, power points and door leading to the garden. Accessed via shared right of way off Glastonbury Crescent. Annual rent of £103 payable to Walsall Borough Council.

**Outside** The front garden is laid to lawn with black wrought iron boundary fence and gate. The rear garden is enclosed with fenced boundaries, being laid to lawn with paved patio area, outside cold water tap, outside lights to front, side and rear and side gated access.





# 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](mailto: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.



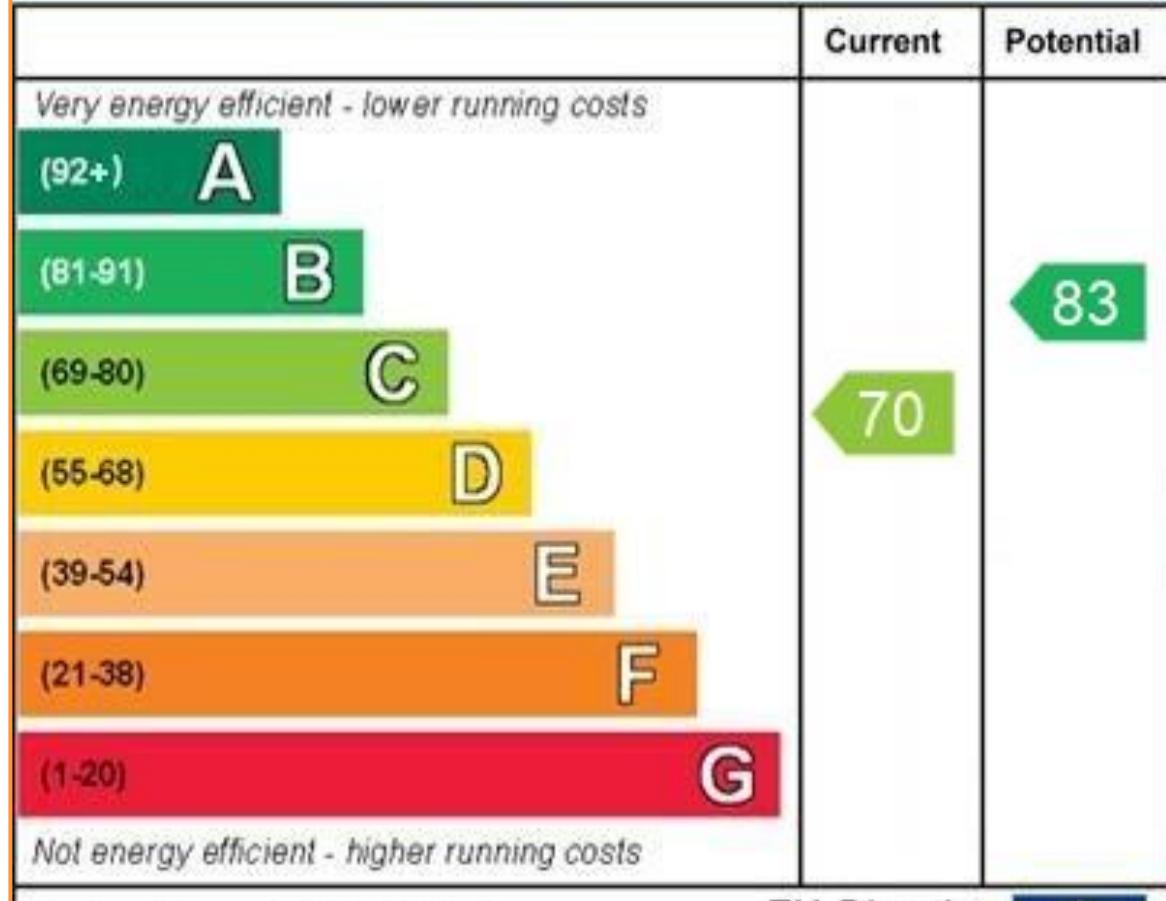
Offers Over £200,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and no responsibility is accepted 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 plan is not to scale and is not intended to be used for legal tenders and no guarantee as to its accuracy can be given.  
Made with Measured C2004

## Energy Efficiency Rating



**England & Wales**

EU Directive  
2002/91/EC



[WWW.EPC4U.COM](http://WWW.EPC4U.COM)

**3 Queens Parade, Bloxwich, Walsall, West Midlands, WS3 2EX**  
**01922 478104   [bloxwich@skitts.net](mailto:bloxwich@skitts.net)**