



Lichfield Road, Bloxwich
Walsall, WS3 3LY

SKITTS
ESTATE AGENTS

Accommodation description

****A TRADITIONAL THREE BEDROOM MID TERRACED HOUSE**** benefiting from double glazing and gas central heating. Comprising of lounge/dining room, fitted kitchen, first floor bathroom, enclosed rear garden. No Chain. CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!

Description: A traditional three bedroom mid terraced house offering no chain. Close to Bloxwich Town Centre. Briefly comprising of:-

Lounge/Dining Room: *24' 11" x 14' 1" max into recess* (7.60m x 4.29m) having uPVC double glazed front entrance door, uPVC double glazed bay window to the front, uPVC double glazed window to the rear, two radiators, laminate flooring, fireplace with living flame gas fire, door leading to:

Inner Hallway: having radiator, stairs leading to the first floor level, under stairs storage cupboard with double glazed window to the side, opening into:

Kitchen: 12' 10" x 8' 6" (3.91m x 2.60m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, sink and drainer unit, tiled splashbacks, built in electric double oven, gas hob , uPVC double glazed window to the side, tiled floor, plumbing for washing machine

On The First Floor

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

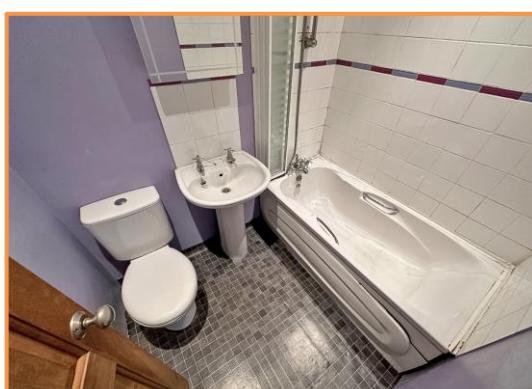
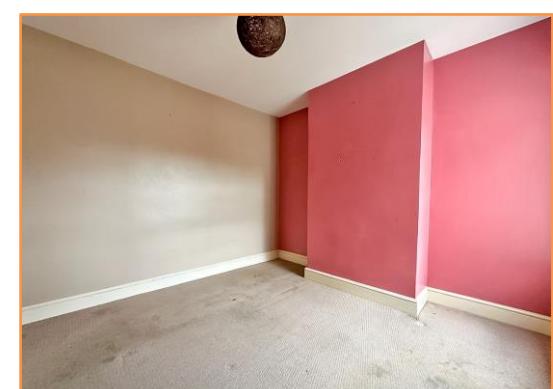
Bedroom One: 14' 0" x 11' 3" (4.27m x 3.43m) having uPVC double glazed window to the front, radiator

Bedroom Two: 11' 3" x 10' 5" (3.43m x 3.18m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 8' 6" x 6' 5" (2.58m x 1.95m) having uPVC double glazed window to the rear, radiator

Bathroom: 6' 2" x 4' 11" (1.88m x 1.51m) having suite comprising panelled bath, pedestal wash hand basin, low flush W.C., heated towel rail

Outside: having paved area to the rear, outhouse and rear 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: B

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 - Willenhall Tel: 01902 631151 Email: willenhall@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.

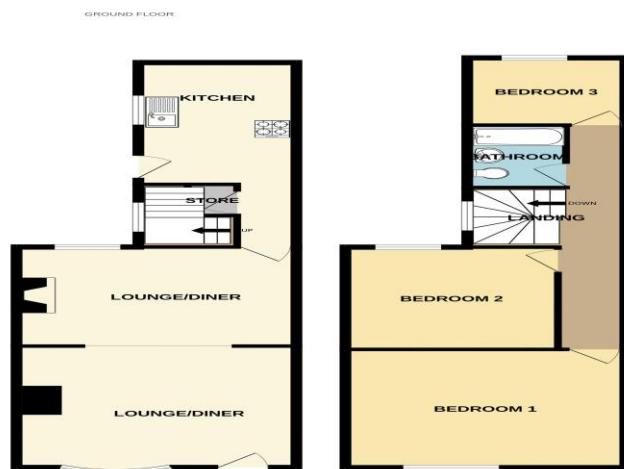
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



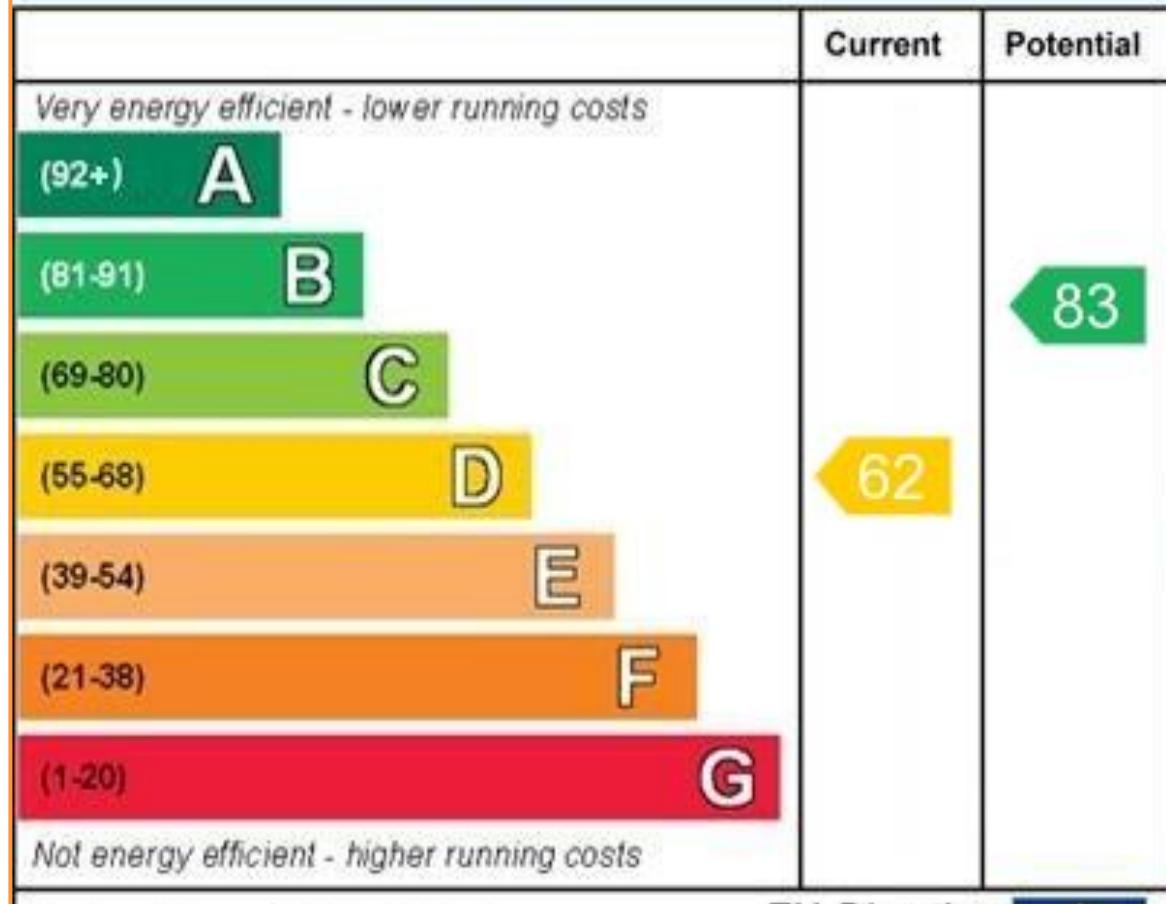
Offers Over £150,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 floor plan is for guidance only and should not be relied upon for precise measurements or planning purposes. The floor plan is not to scale and is for general reference only. Prospective purchasers should make their own arrangements to have a survey carried out and not rely solely on their own interpretation of the floor plan.

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

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