



Glastonbury Crescent, Mossley Estate

Bloxwich, WS3 2QU

SKITTS
ESTATE AGENTS

Accommodation description

A spacious three-bedroom semi-detached home, set back from the road with a generous frontage, a large rear garden, and versatile living spaces. Featuring a neat front lawn and a pathway leading to the entrance. Upon arrival, you are welcomed by a porch that opens into the hallway, providing access to the main living areas. The lounge is a bright and spacious room, benefiting from a large bay window that overlooks the front garden, a fire surround, and a fireplace—creating a cosy and inviting atmosphere. The kitchen, located at the rear of the property, features a window with garden views, a built-in cupboard, a fire surround, and fitted kitchen units. Adjacent to the kitchen is a separate reception room, offering additional living space, and a large inset storage cupboard with a small window overlooking the rear. One of the standout features of this property is the long internal passageway, which provides access from the front of the house through to the rear garden. This passageway is accessible from the reception room and leads directly into the garden through a secure door. The rear garden is a great size, offering a mix of paved and grassed areas, a shed at the rear, and a central pathway with lawn on either side—perfect for outdoor activities or further landscaping potential. Upstairs, there are three well-sized bedrooms, along with a separate WC and bathroom. The bathroom includes a bath, sink, and a window overlooking the rear garden, while the WC has a small side window for natural light. The main

bedroom is positioned at the front of the property with a large window, providing plenty of natural light. The second bedroom is located at the rear, overlooking the garden, and the third bedroom, also at the front, includes an inset cupboard for storage.

Entrance Porch *9' 8" x 1' 9" (2.94m x 0.53m)*

Entrance Hall

Lounge: *15' 11" max x 15' 3" max (4.86m max x 4.64m max)*

Kitchen: *13' 11" x 9' 4" (4.23m x 2.85m)*

Dining Room: *9' 8" x 5' 0" (2.95m x 1.52m)*

Side Passageway: *18' 1" x 3' 8" (5.50m x 1.11m)*

On The First Floor

Landing

Main Bedroom: *13' 1" x 10' 2" (3.98m x 3.09m)*

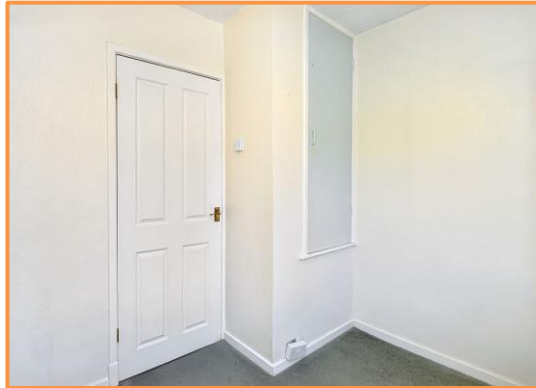
Bedroom Two: *10' 10" x 9' 5" (3.31m x 2.87m)*

Bedroom Three: *8' 7" x 7' 10" (2.61m x 2.38m)*

Bathroom: *5' 5" x 4' 10" (1.64m x 1.47m)*

Separate W.C.





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: TBC

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.**

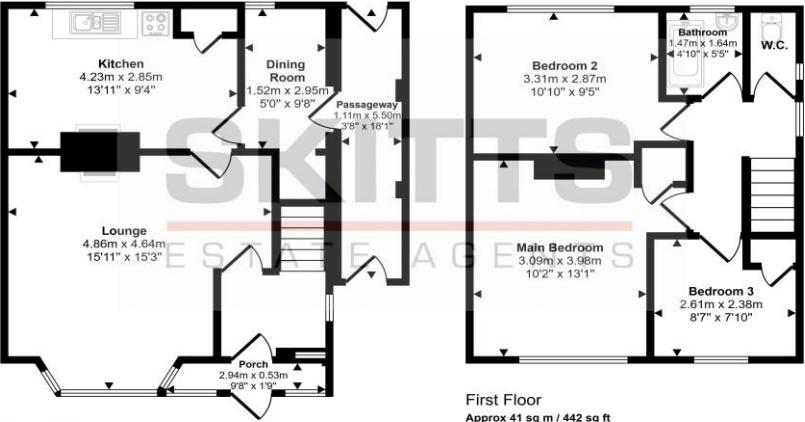
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£195,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

Approx Gross Internal Area
93 sq m / 1005 sq ft



Ground Floor
Approx 52 sq m / 563 sq ft

First Floor
Approx 41 sq m / 442 sq ft

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