



16 Red River Road,
Walsall, WS2 7RA

SKITTS
ESTATE AGENTS

Accommodation description

Skitts Estate Agents in Bloxwich are delighted to present this well-appointed three-bedroom semi-detached home in Walsall, offering modern living in a convenient location. On approach, the property boasts a long double driveway and a front garden featuring a grassed lawn and a pathway leading to the entrance. Stepping inside, you are welcomed by a bright entrance hall, which provides access to a downstairs WC and a modern kitchen positioned at the front of the property. The kitchen is well-equipped, with a window allowing plenty of natural light and an inset cupboard for additional storage. From the hallway, you are led into the spacious open-plan lounge and dining area, which benefits from dual windows and double patio doors that open onto the rear garden. This versatile space is ideal for family gatherings and entertaining. The garden is currently paved, with side access leading to the front of the property, ensuring both practicality and ease of movement around the home. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom. The main bedroom, located at the rear of the property, features a large window and an en-suite shower room (currently capped off). Bedrooms two and three are positioned at the front of the property, both featuring windows that provide plenty of natural light. Bedroom two has an inset cupboard housing the boiler. The modern family bathroom is complete with a bath tub, sink, and WC, catering to the needs of a growing family. This home is perfect for families, first-time buyers, or professionals, offering generous living space, and a sought-after location.

Entrance Hall

Ground Floor W.C.

Kitchen: 9' 0" x 7' 5" (2.75m x 2.27m)

Lounge/Dining Room: 16' 7" max x 15' 2" max (5.06m x 4.63m)

On The First Floor

Landing

Main Bedroom: 11' 8" x 10' 0" (3.55m x 3.04m)

Ensuite Shower Room: 7' 0" x 3' 3" (2.13m x 0.98m) This is currently capped off and needs replacing

Bedroom Two: 10' 8" x 7' 9" (3.25m x 2.35m)

Bedroom Three: 9' 10" x 7' 3" (3.00m x 2.21m)

Bathroom: 6' 6" x 5' 5" (1.99m x 1.65m)



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: C

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.

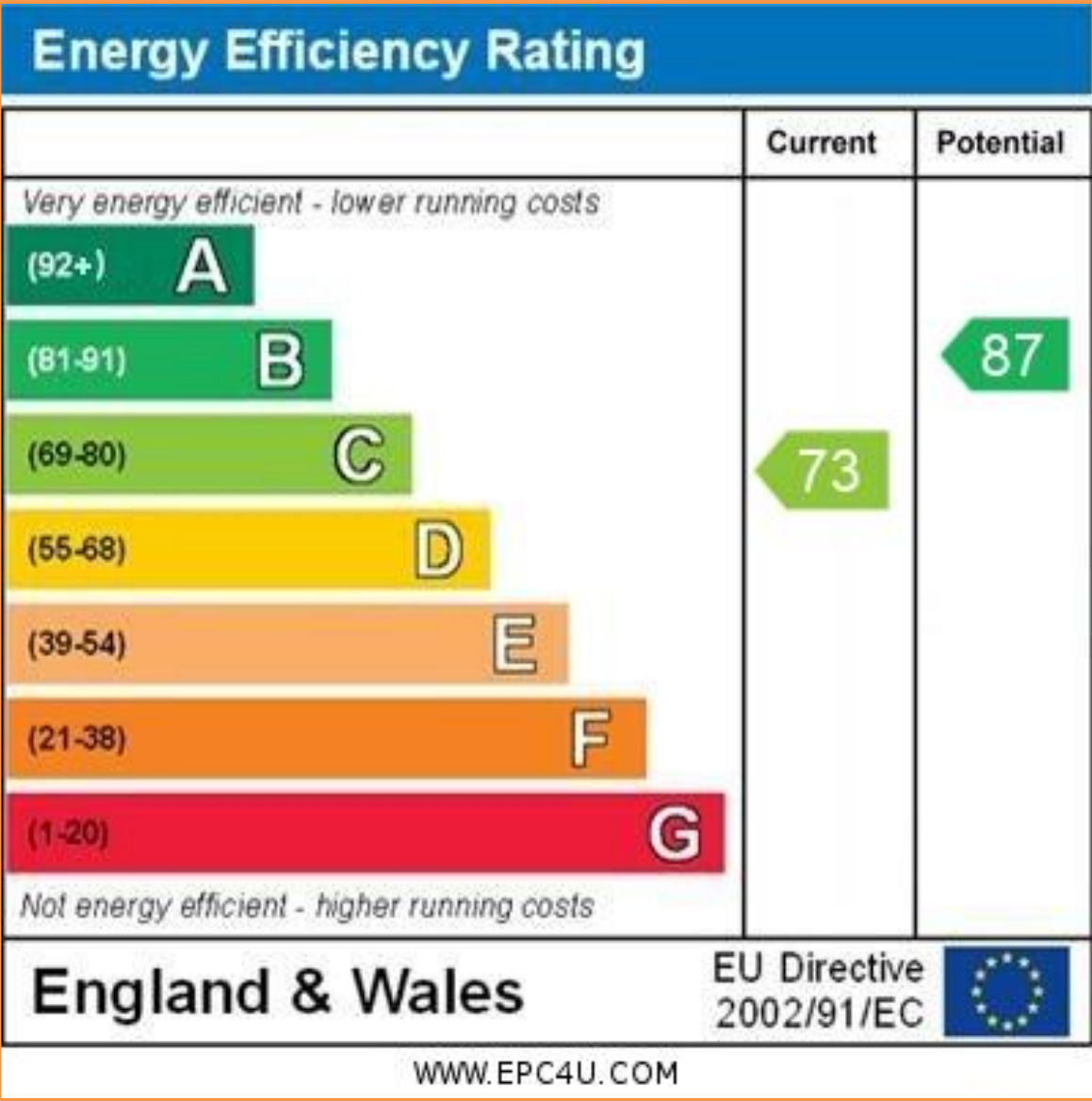
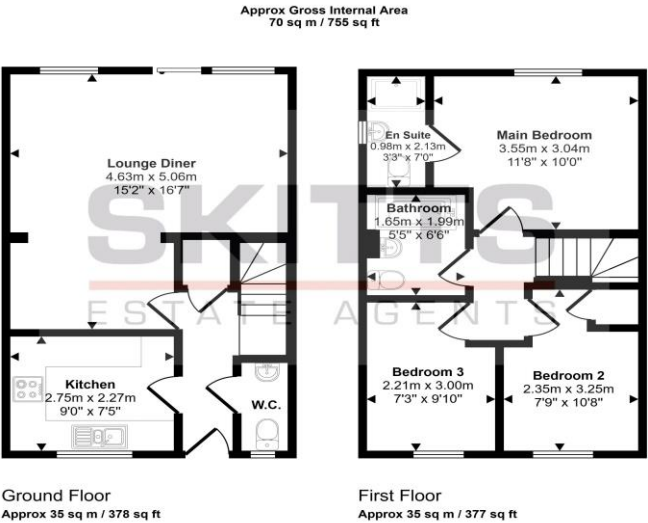
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



3 Queens Parade, Bloxwich, Walsall, West Midlands, WS3 2EX
01922 478104 bloxwich@skitts.net