



Well Lane,
Walsall, WS3 1JL

SKITTS
ESTATE AGENTS

Accommodation description

****THREE BEDROOM SEMI-DETACHED**CLOSE TO LOCAL SCHOOLS**Lounge**Dining Room**Downstairs W.C.,**Kitchen**Shower Room**Off Road Parking**Rear Garden**NO UPWARD CHAIN** **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: A three bedroom semi-detached property briefly comprises of hall, lounge, dining room, kitchen and downstairs w.c., on the ground floor, To the first floor three bedrooms and a shower room. Externally there are front and rear gardens and off road parking.

Entrance Porch: having uPVC double glazed door, uPVC double glazed windows, tiled floor, part single glazed wooden front entrance door leading to:

Entrance Hall: having obscure single glazed window to the front, stairs leading to the first floor level, under stairs storage cupboard, electric heater, doors leading off to:

Sitting Room: having uPVC double glazed window to the rear, gas fire

Lounge: having uPVC double glazed bay window to the front, fireplace with living flame coal effect fire, door leading to:

Kitchen: having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, gas cooker point, tiled floor, uPVC double glazed window to the side, plumbing for washing machine, single glazed door leading to:

Lobby: having uPVC double glazed door leading to the rear garden, storage cupboard with single glazed window to the rear, power point and built in cupboards

Downstairs W.C.: having W.C., obscure uPVC double glazed window to the side, tiled floor

On The First Floor

Landing: having access to loft storage area, electric heater, doors leading off to:

Bedroom One: having uPVC double glazed window to the front, built in wardrobes, bedside cabinets and dressing table

Bedroom Two: having uPVC double glazed window to the rear, built in wardrobe

Bedroom Three: having uPVC double glazed window to the rear

Shower Room: having corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush W.C., airing cupboard, obscure uPVC double glazed window to the side

Outside: having enclosed fenced garden to the rear with paved patio area, lawn, flower beds, shed and side gated access. Having a lawned foregarden with shrubs and driveway set beyond double gates.



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: F

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.

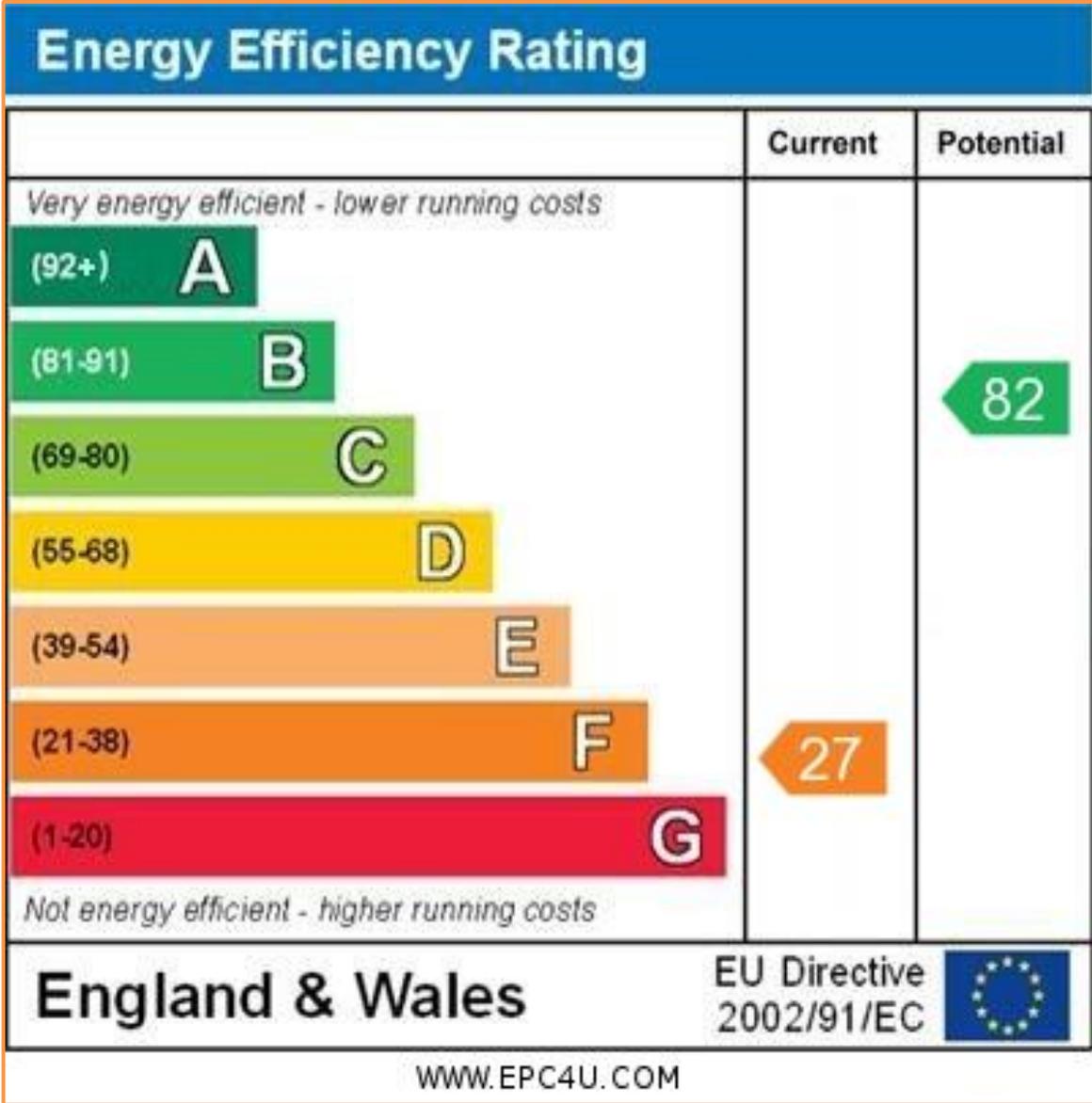
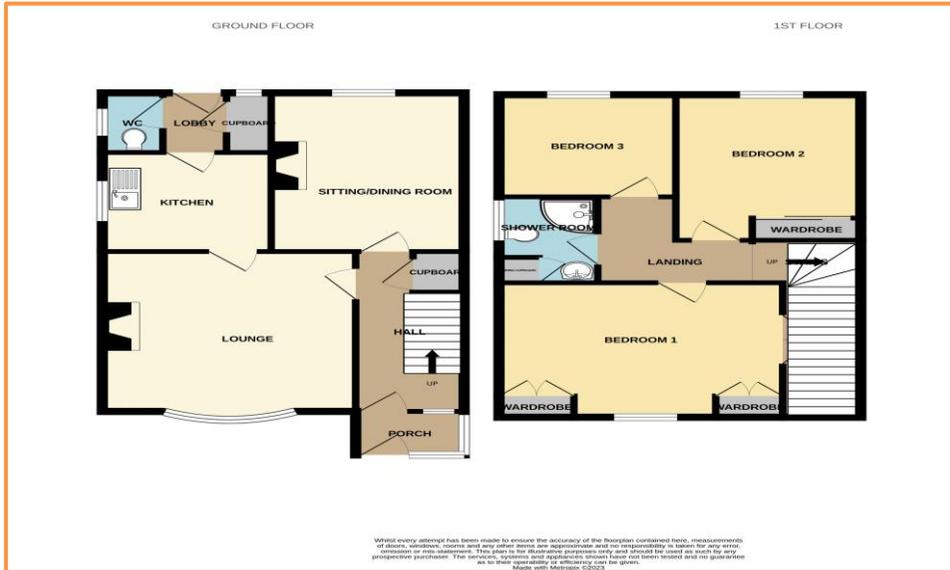
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£185,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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