

# SKITTS

ESTATE AGENTS



**17, Collins Road**  
Wednesbury, WS10 0RX

**Offers in the region of £250,000**

0121 505 1818

**We Value Your Home**

**\*\*\* SPACIOUS SEMI DETACHED FAMILY HOME \*\*\* THREE GOOD SIZED BEDROOMS \*\*\* STUNNINGLY PRESENTED THROUGHOUT \*\*\* HIGHLY DEMANDED LOCATION \*\*\* DRIVEWAY TO FRONT \*\*\* ENCLOSED REAR GARDEN WITH BAR/SUMMERHOUSE \*\*\***



This is a spacious three bedroom semi detached family home that is presented to the highest possible standard so must be viewed to be appreciated.

Located in the highly demanded area of Wednesbury with excellent local schools, shops, amenities, public transport links and easy access to motorway networks.

This stunning family home is to briefly comprise of; entrance hallway, lounge, dining room, kitchen, utility with w.c, three good sized bedrooms and a family bathroom.

To the rear is an enclosed garden and a block paved driveway to the front. Call us to secure your early viewing!

Tenure: Freehold

Council Tax Band: B

EPC: TBC

#### Entrance Hall

**Lounge** 11' 9" x 13' 2" (3.58m x 4.01m)

**Dining Room** 12' 10" x 10' 4" (3.91m x 3.15m)

**Utility** 6' 4" x 5' 6" (1.93m x 1.68m)

**Kitchen** 13' 11" x 5' 1" (4.24m x 1.55m)

#### Landing

**Bedroom One** 14' 6" x 9' 6" (4.42m x 2.89m)

**Bedroom Two** 10' 5" x 10' 4" (3.17m x 3.15m)

**Bedroom Three** 10' 11" x 6' 5" (3.32m x 1.95m)

**Bathroom** 11' 11" x 5' 5" (3.63m x 1.65m)





**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.

**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.

**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.

**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.

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 purchaser 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 Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd 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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other items are approximate and the responsibility is taken for any error or omission on this document. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy of the information is not guaranteed and the purchaser should verify the information by reference to the plan. Made with Hectagon 10.021 19



96 Walsall Street  
Wednesbury  
WS10 9BY

0121 505 1818

wednesbury@skitts.net

