

SKITTS

ESTATE AGENTS



20, Lynton Avenue
West Bromwich, B71 2QZ

Offers over £220,000

0121 505 1818

We Value Your Home

***** STUNNING TRADITIONAL SEMI DETACHED FAMILY HOME ***
BEAUTIFULLY PRESENTED THROUGHOUT *** THREE BEDROOMS
*** KITCHEN WITH DINING AREA *** CONSERVATORY ***
GARDENS TO FRONT AND REAR *** GARAGE TO REAR *****



This is a beautiful three bedroom traditional semi detached family home that must be viewed to be appreciated.

Located in the highly demanded area of West Bromwich with walking distance to local schools, shops, amenities, public transport links and easy access to motorway networks.

The property offers entrance hallway, lounge, kitchen with dining area, conservatory, three bedrooms, family bathroom and gardens to front and rear.

Call now to secure your early viewing!

EPC: TBC
Council Tax : B
Tenure : Freehold



Entrance Hall

Downstairs W.C

Lounge 14' 11" x 9' 11" (4.54m x 3.02m)(Max)

Kitchen Dining Room 7' 8" x 15' 10" (2.34m x 4.82m)

Conservatory 9' 6" x 7' 7" (2.89m x 2.31m)

Landing

Bedroom One 11' 4" x 9' 11" (3.45m x 3.02m)

Bedroom Two 11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom Three 6' 0" x 5' 5" (1.83m x 1.65m)

Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)

Garage





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.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 32023

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