



Broadstone Avenue,
Walsall, WS3 1JA

SKITTS
ESTATE AGENTS

Accommodation description

A great opportunity for first time buyers to jump onto the property ladder with this two bedroom semi detached property, with fitted kitchen, downstairs WC and spacious lounge. There's plenty of parking to the front of the property with its advantageous corner plot position. The property is located with shops and amenities nearby, and easy access to local commuter routes.

Porch: having double glazed door, double glazed windows to front and side, further double glazed door leading to:

Hall: having stairs leading to the first floor level, door to meter cupboard

Lounge: *13' 4" into alcove x 13' 2" (4.07m x 4.01m)* having double glazed bow window to the front, radiator, laminate flooring

Kitchen: *14' 0" x 7' 8" (4.27m x 2.34m)* having a fitted kitchen comprising wall mounted cupboards and base units with work top over, tiled splashbacks, space for

washing machine, dishwasher and cooker, laminate flooring

Downstairs W.C.: *5' 0" x 2' 4" (1.53m x 0.71m)* having W.C., double glazed window to the side, laminate flooring

On The First Floor

Landing: having access to loft storage area, storage cupboard and doors leading off to:

Bedroom One: *13' 4" to wardrobe front x 9' 11" (4.06m x 3.02m)* having double glazed window to the front, double built in wardrobes, radiator

Bedroom Two: *8' 4" x 7' 9" (2.53m x 2.37m)* having double glazed window to the rear, radiator

Bathroom: having suite comprising panelled bath with electric shower over and screen, W.C., wash hand basin, airing cupboard, radiator part tiled walls, double glazed window to the rear

Outside: enclosed garden to the rear with patio and lawn, garden tapers to far end with brick built storage and gated side access



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: B

EPC RATING: D

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.

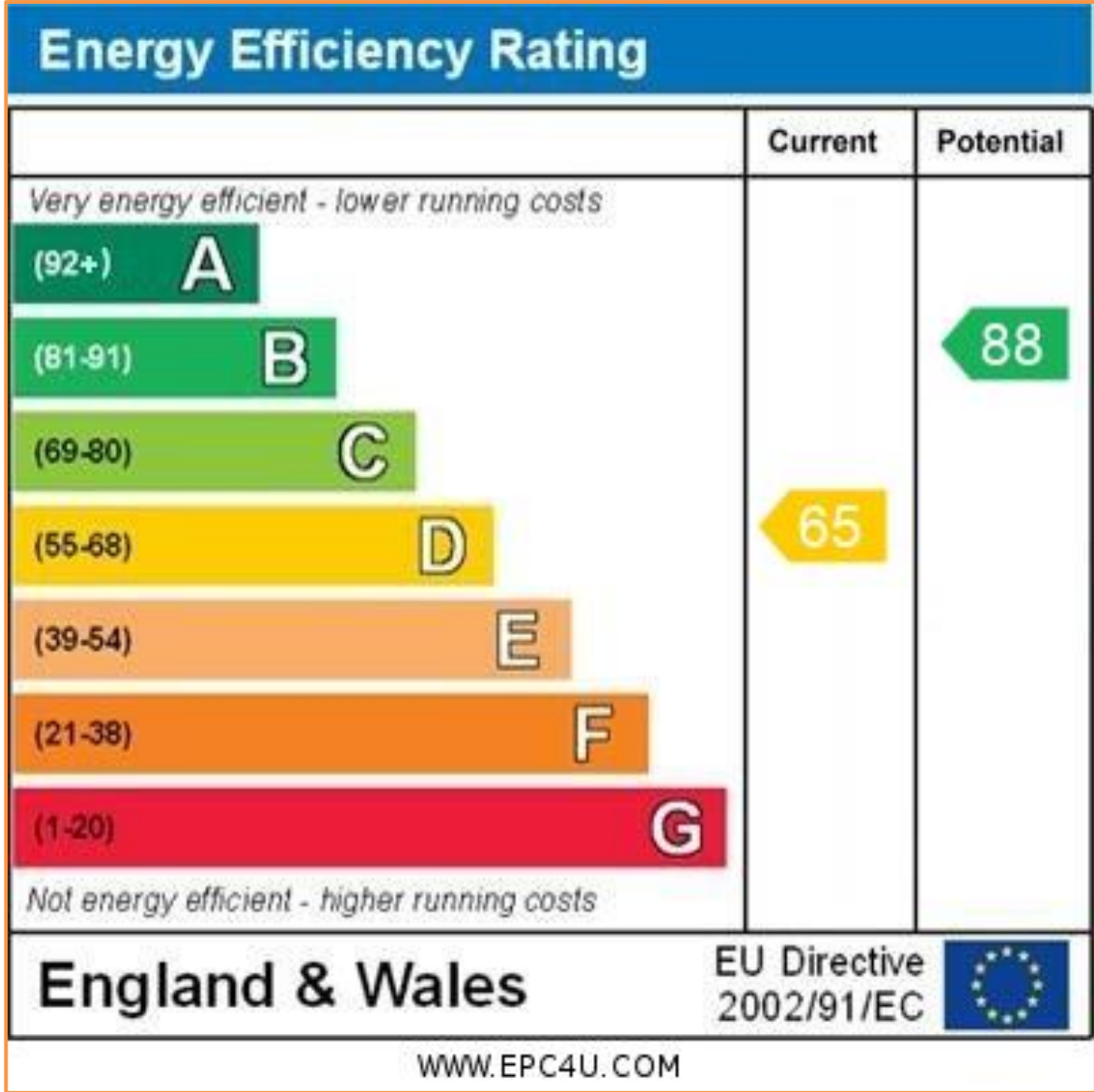
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £160,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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