



Selsdon Road, Bloxwich

Walsall, WS3 3UE

SKITTS
ESTATE AGENTS

Accommodation description

WOW - An exceptional and immaculately presented detached family home in "ready to move in" condition, with large L-shaped living space, modern fitted kitchen with built in appliances. To the upstairs are three good sized bedrooms and modern family bathroom, whilst outside is a low maintenance rear garden and driveway to front with roller shutter garage access. I deal for families and couples looking to move on to the sought after Turnberry estate.

Entrance Hall Double glazed front door in, downlighting to ceiling, radiator to wall, doors to lounge/diner and downstairs wc

Downstairs WC A modern re-styled WC with wash hand basin and mixer tap, heated towel rail to wall

Lounge/Diner 24' 3" max x 15' 2" max (7.38m x 4.62m) A fantastic spacious open plan living space with open staircase to first floor, two double glazed windows to rear and one double glazed window to front, a feature media wall with recess for tv, and inbuilt luxury glass fronted

electric fire suite with multi functions and settings via remote control or phone app. Access to understairs cupboard and door to kitchen

Kitchen 16' 1" x 7' 5" (4.91m x 2.25m) A re-fitted kitchen which offers a modern range of wall mounted cupboards and base units with grey worktops, tiled splashback areas, one and a half sink/drainers, double glazed window to rear. Kitchen has built in appliances including four ring gas hob, oven, hood and dishwasher, vertical radiator to wall, space for a fridge/freezer and utility area with further wall mounted cupboards, worktop and space for both washing machine and tumble dryer, doors to garage and outside.

Garage 11' 3" x 8' 2" (3.43m x 2.48m) Electric roller shutter type door to front, power and lighting, rear access door from kitchen

Landing Double glazed window to side, access to loft and airing cupboard

Bedroom One 11' 11" (to wardrobe front) x 8' 10" (3.63m x 2.70m) Double bedroom with double glazed window to front, radiator, laminate flooring, tv point and built in wardrobes

Bedroom Two 9' 7" x 8' 10" (2.93m x 2.70m) Double bedroom with double glazed window to rear, laminate flooring, radiator,

Bedroom Three 8' 10" x 6' 0" (2.69m x 1.83m) Good sized third bedroom with double glazed window to front, radiator, ideal as single bedroom or work from home space, stair bulkhead to corner

Bathroom A modern bathroom with white suite comprising of bath with mains fed shower over and shower screen, wc and wash hand basin inset to vanity unit, double glazed window to rear, downlighters to ceiling operated by automatic sensor

Outside Front Tarmacadam driveway accommodating upto three cars edged by decorative block paving Rear Having gated side access with recently laid side pathway and patio leading to low maintenance garden comprising of artificial grass, recently installed upper decking area with ballastrade, lower decking area and shed and corner area of slate chippings to ground, cold water tap to wall and outdoor electric point





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: D

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.

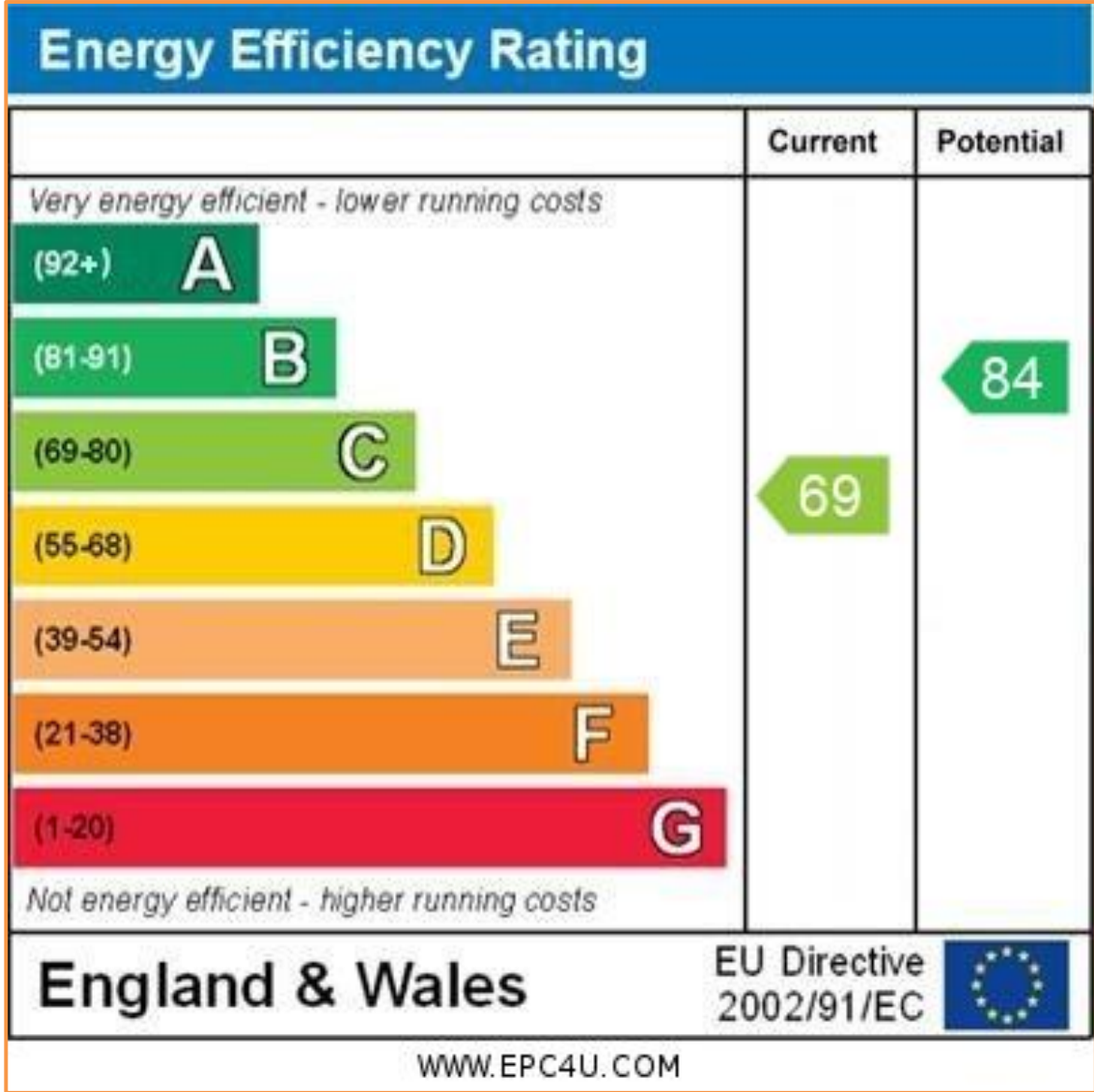
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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