



Field Road, Bloxwich

Walsall, WS3 3NA

SKITTS
ESTATE AGENTS

Accommodation description

A fantastic opportunity to acquire this end terraced property with substantial space to side for possible further development or extension (STP) to existing dwelling. The property currently offers two double bedrooms, two reception rooms, fitted kitchen and downstairs wc. There is parking via a two car driveway to side, front and rear gardens plus additional space to the side of the property. Offered with no upward chain. Don't miss out - call us today to book your viewing

Entrance Porch: having double glazed door to the side, double glazed windows to the side and front, wall light, double glazed door leading to:

Entrance Hall: having radiator and stairs to first floor

Cloakroom: having W.C., single glazed window to the side, cupboard housing meter

Lounge: 15' 7" into bay x 10' 8" into alcove (4.74m x 3.25m) having double glazed window to the rear, fireplace with gas fire, two wall light points, two radiators

Sitting Room: 9' 3" x 8' 11" (2.82m x 2.71m) having double glazed window to the front, fireplace with gas fire, radiator

Kitchen: 12' 2" x 8' 9" (3.72m x 2.66m) having a fitted kitchen, double glazed window to the front and two double glazed windows to the rear, work surfaces, space for cooker, space and plumbing for washing machine, space for tumble dryer, radiator, door leading to the garden

On The First Floor

Landing: having double glazed window to the side, access to loft storage area, doors leading off to:

Bedroom One: 12' 9" x 8' 10" (3.88m x 2.70m) double bedroom having two double glazed windows to the front, radiator, cupboard housing "Worcester" central heating boiler

Bedroom Two: 13' 5" x 10' 9" into alcove (4.09m x 3.27m) double bedroom having double glazed window to the rear, built in cupboard, radiator

Bathroom: having double glazed window to the rear, radiator, suite comprising bath with shower over, wash hand basin, W.C., part tiling to walls

Outside: having driveway to front providing off road parking, pretty front garden with lawn and shrubs to borders. To the rear there is a large space to left hand side, patio area and two steps leading to lawn. Enclosed by shrubs to borders, shed and gate leading to frontage



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: 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.

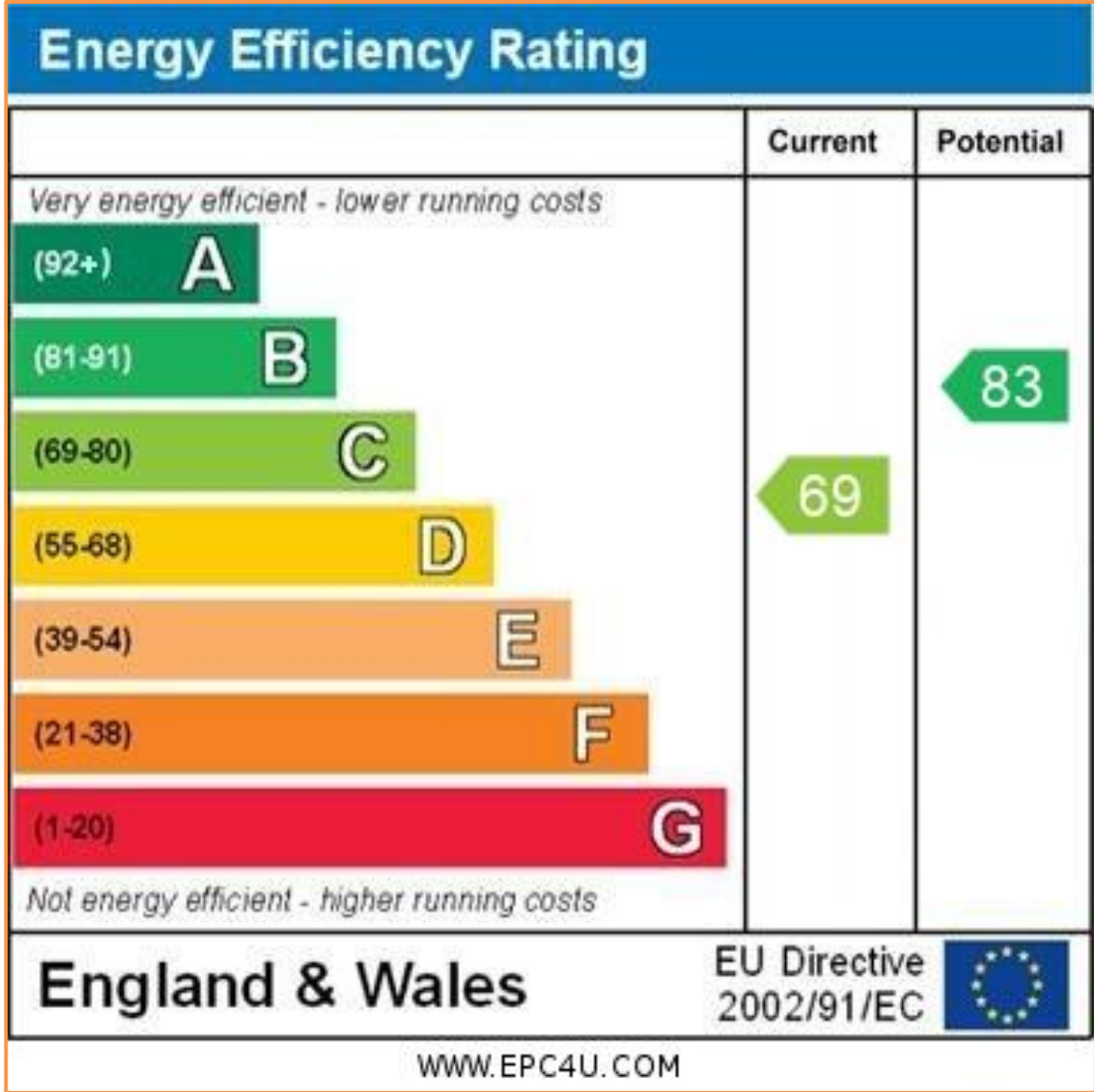
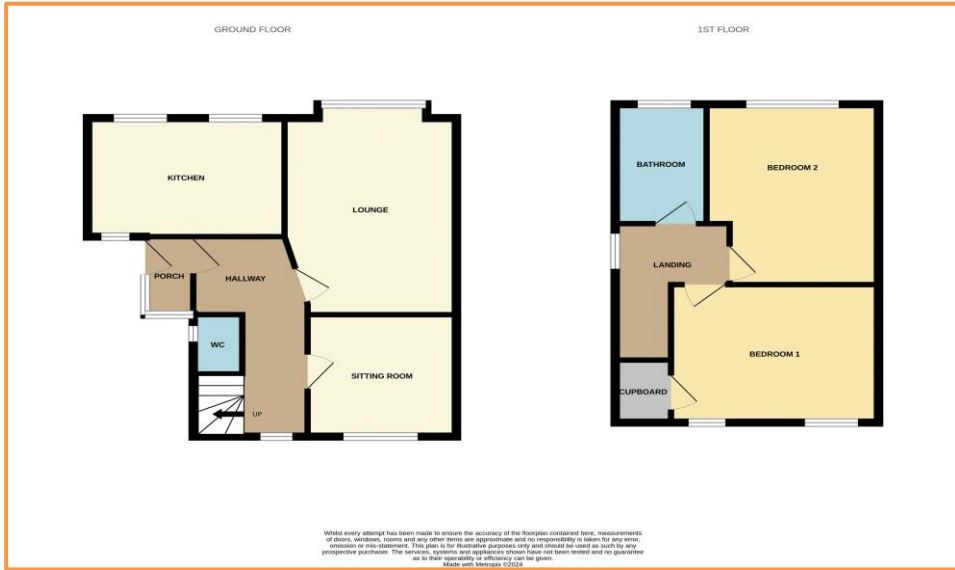
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 £175,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



3 Queens Parade, Bloxwich, Walsall, West Midlands, WS3 2EX
01922 478104 bloxwich@skitts.net