



Hadley Road, Beechdale Estate

Walsall, WS2 7LJ

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE**** situated close to local schools, amenities and motorway network. Ideally suited to first time buyers and young families. Benefits from double glazing and gas radiator central heating. Comprises of porch, hall, lounge, kitchen/diner, side lobby, downstairs w.c., family bathroom, low maintenance garden and driveway affording off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this well presented three bedroom semi-detached house situated in a cul-de-sac location on the Beechdale Estate in Bloxwich. Located near to local schools and amenities and briefly offers the following accommodation:-

Entrance Porch: having double glazed sliding doors, uPVC double glazed window to the side, power point

Reception Hall: having radiator, stairs leading to the first floor, door to:

Lounge: 15' 11" x 14' 1" (4.86m x 4.28m) having uPVC double glazed window to the front, radiator, laminate flooring, wall mounted electric fire, door leading to:

Kitchen/Diner: 13' 11" x 9' 3" (4.23m x 2.81m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, induction hob with double fan assisted electric oven beneath, extractor hood, integrated dishwasher and refrigerator, radiator, uPVC double glazed window to the rear, laminate flooring, opening to:

Lobby: having uPVC double glazed door to the side, cupboard with plumbing for washing machine, laminate flooring

Downstairs W.C.: 4' 11" x 3' 7" (1.51m x 1.09m) having work surface, wash hand basin, part tiled, low flush W.C., wall mounted "Worcester" boiler, uPVC double glazed window to the rear, radiator

On The First Floor

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

Bedroom One: 13' 1" x 12' 6" max into recess (4.00m x 3.82m) having uPVC double glazed window to the front, radiator, built in wardrobes inset dresser with drawers beneath, two bedside cabinets

Bedroom Two: 12' 6" x 9' 3" (3.81m x 2.81m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 8' 10" x 8' 2" (2.69m x 2.50m) having uPVC double glazed window to the front, radiator

Bathroom: 9' 2" x 5' 7" (2.80m x 1.70m) having suite comprising panelled bath, vanity wash hand basin, low flush W.C., corner shower cubicle with fitted shower, heated towel rail, two obscure double glazed windows to the rear

Outside: having garden to the rear with porcelain slabbed area, water feature walls, lights, outside tap, storage shed and side gated access. Block paved driveway to the front





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: 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.

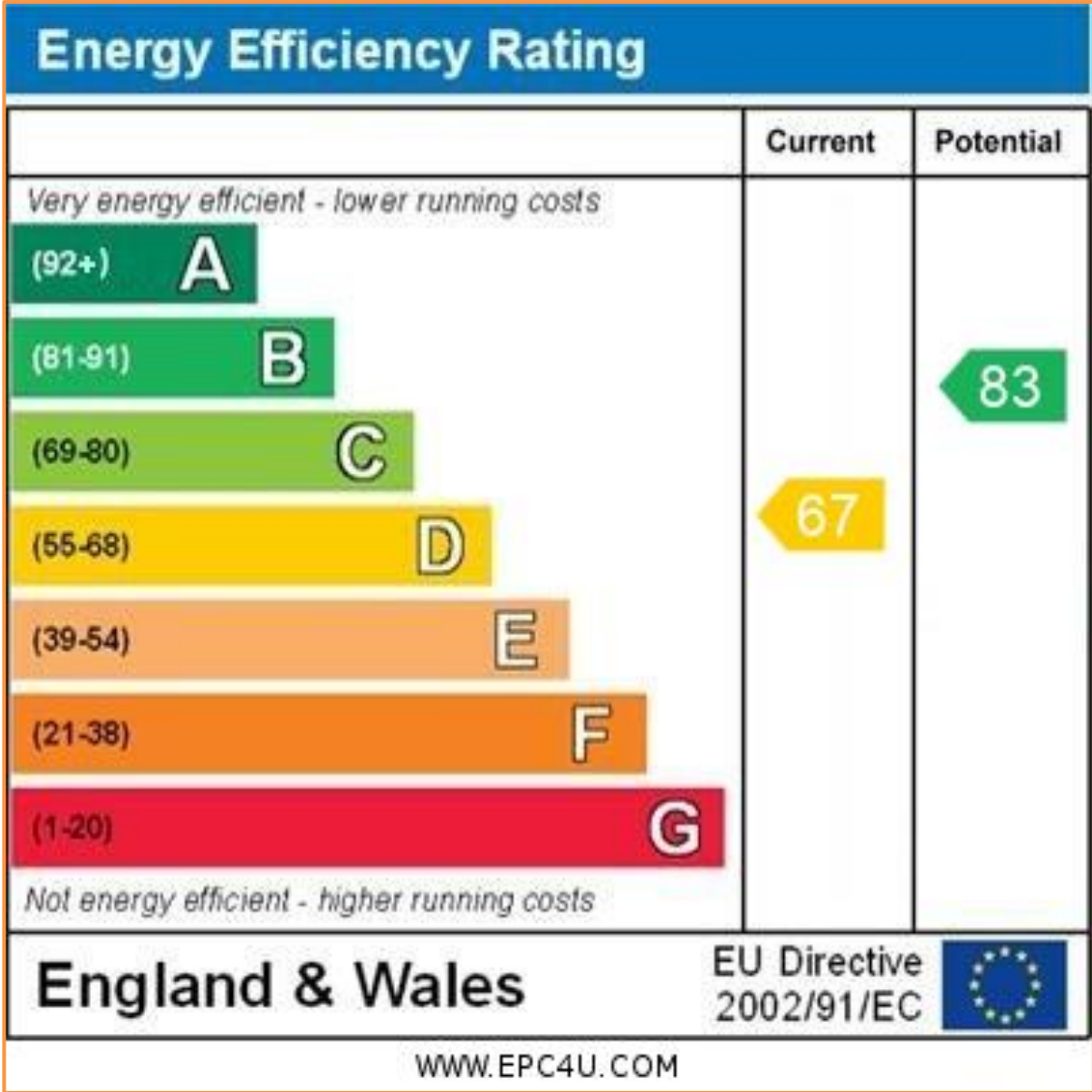
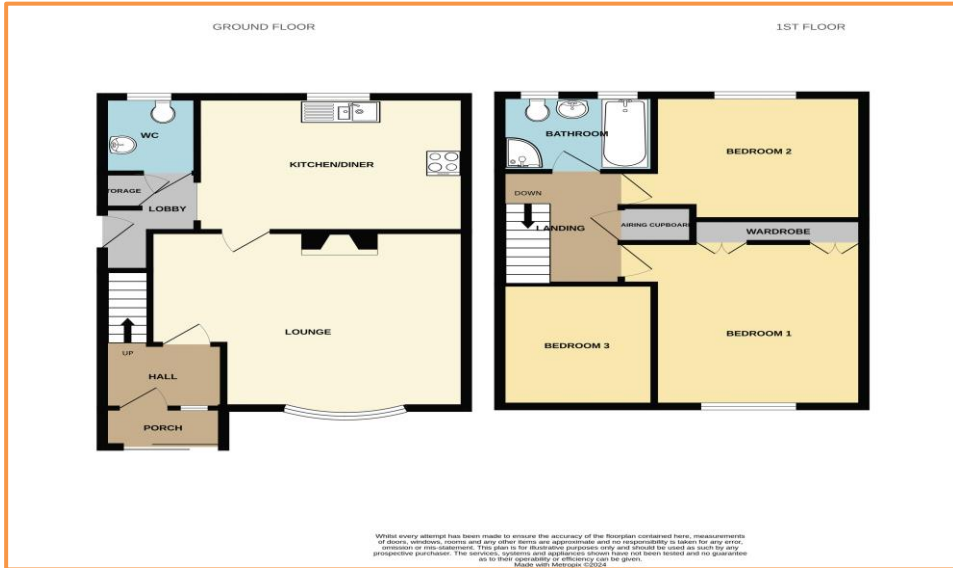
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£189,950

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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