



**Somerfield Road,**  
Bloxwich, WS3 2EH

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A WELL PRESENTED THREE BEDROOM MID TERRACED HOUSE\*\*** situated close to local schools and amenities. Just a short distance from Bloxwich Town Centre. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, lounge, refitted kitchen/diner, three double bedrooms, family bathroom, enclosed rear garden and block paved fore garden. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this well presented three bedroom mid terraced house situated close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, refitted kitchen/diner with built-in appliances, three double bedrooms, first floor bathroom, enclosed rear garden and block paved fore garden.

**Entrance Hall:** having uPVC double glazed door to the front, uPVC double glazed windows, meter cupboard, stairs leading to the first floor level, door to:

**Lounge:** 14' 10" x 14' 8" (4.53m x 4.48m) having uPVC double glazed bay window to the front, radiator, door leading to:

**Refitted Kitchen/Diner:** 18' 4" x 7' 1" (5.59m x 2.16m) having a range of wall, drawer and base cupboard units with Quartz work surfaces, twin bowl sink with mixer tap, built in electric oven, induction hob and extractor fan above with light, integrated refrigerator/freezer, plumbing for washing machine, space for dryer, cupboard housing the boiler, understairs storage, double glazed window to the rear, vertical radiator, double glazed French style doors leading to the rear

### On The First Floor

**Landing:** having access to boarded loft area, radiator, doors leading off to:

**Bedroom One:** 13' 5" x 13' 0" (4.10m x 3.95m) having uPVC double glazed window to the rear, radiator

**Bedroom Two:** 11' 7" x 8' 8" (3.53m x 2.64m) having uPVC double glazed window to the front, radiator

**Bedroom Three:** 10' 6" x 8' 8" (3.21m x 2.64m) having uPVC double glazed window to the rear, radiator

**Bathroom:** 8' 7" x 6' 5" (2.61m x 1.95m) having suite comprising panelled bath with "Triton" electric shower over, pedestal wash hand basin, low flush W.C., uPVC double glazed obscure window to the front, radiator, extractor

**Outside:** having a block paved foregarden. Enclosed fenced garden to the rear with paved patio, decking, gravelled area, summerhouse, outside tap, power point and side gated to shared side entry



# 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.

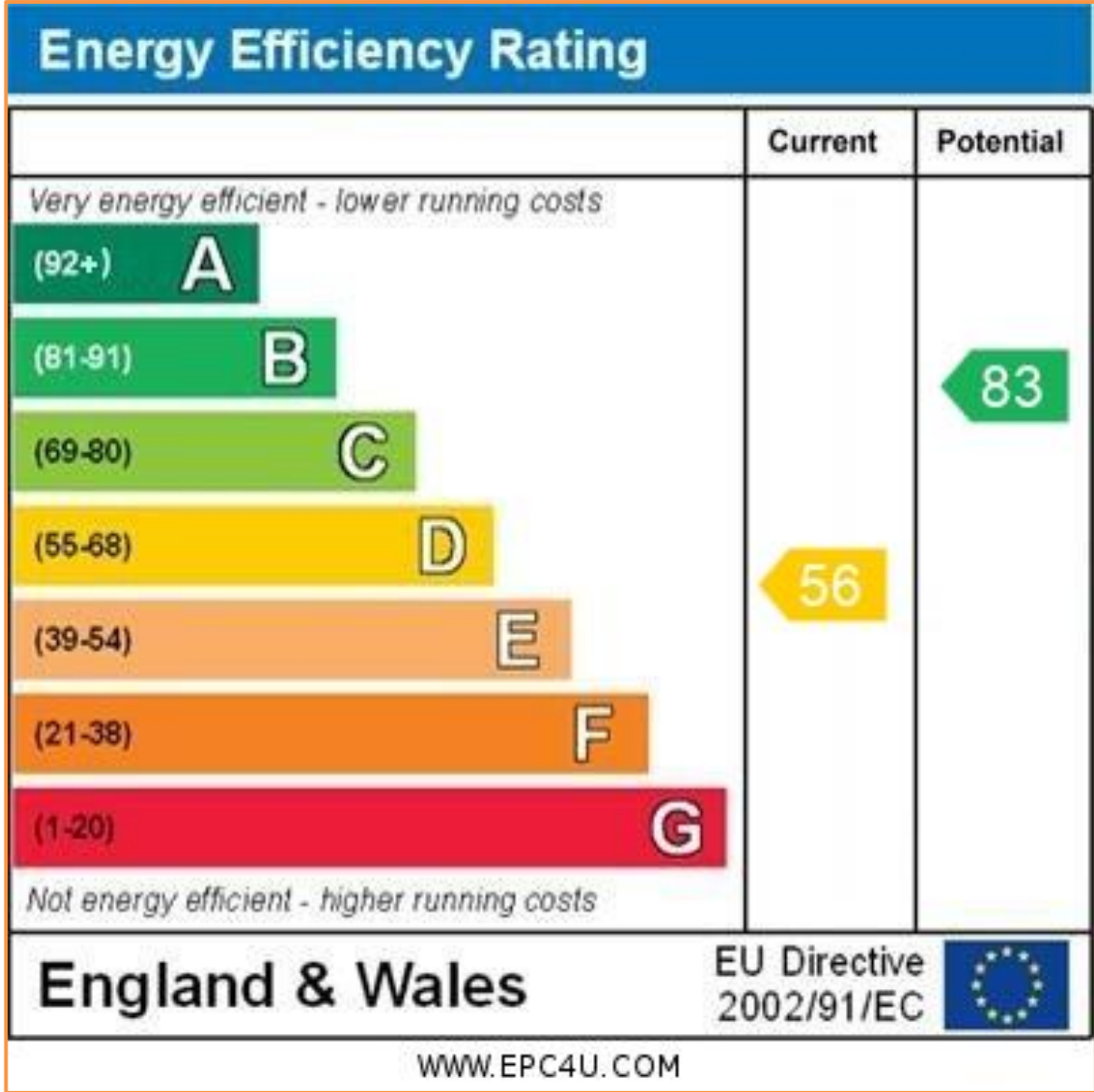
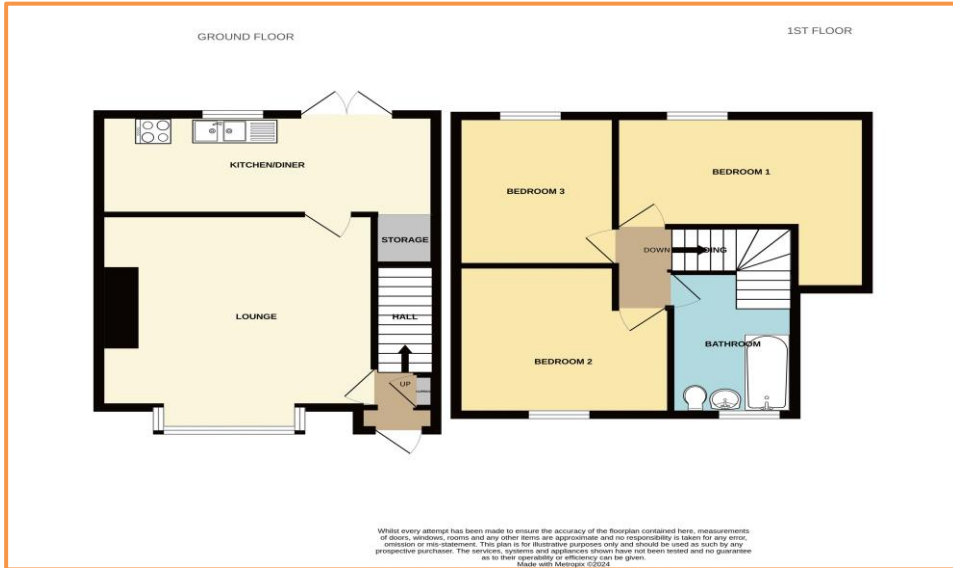
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£185,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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