

SKITTS

ESTATE AGENTS



Harebell Close, Tamebridge Estate
Walsall, WS5 4RS

Offers Over £160,000

01922 478104

We Value Your Home



****A MODERN TWO BEDROOM MID TERRACED HOUSE**** offering no upward chain. Situated in a cul-de-sac position. Ideally suited to First Time Buyers. Benefits from double glazing and gas radiator central heating. Comprises of porch, lounge, kitchen/diner, two bedrooms, bathroom, enclosed rear garden and off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this two bedroom mid terraced house situated on the popular 'Tamebridge Estate'. Benefits from double glazing and gas radiator central heating. Comprises of porch, lounge with open plan staircase, kitchen/diner, master bedroom with built-in wardrobes, bathroom, enclosed rear garden and off road parking..

Entrance Porch: having uPVC double glazed French style doors, uPVC double glazed windows, tiled floor, uPVC double glazed front entrance door leading to:

Lounge: 13' 4" x 12' 0" (4.07m x 3.67m) having fireplace with gas fire, radiator, stairs leading to the first floor level, ceiling coving

Kitchen/Diner: 12' 0" x 9' 5" (3.67m x 2.86m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, tiled splashbacks, wall mounted boiler, radiator, uPVC double glazed window to the rear, uPVC double glazed door to the rear

On The First Floor

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

Bedroom One: 10' 0" to wardrobe x 9' 8" (3.05m x 2.95m) having uPVC double glazed window to the front, radiator, built in wardrobes, airing cupboard

Bedroom Two: 12' 1" x 6' 7" (3.69m x 2.01m) having uPVC double glazed window to the rear, radiator

Bathroom: 6' 5" x 5' 8" (1.95m x 1.73m) having suite comprising panelled bath with "Triton" electric shower over, pedestal wash hand basin, low flush W.C., fully tiled, radiator, extractor

Outside: enclosed fenced garden to the rear with patio, lawn, shed, and rear gated access. Gravelled frontage and off road parking for one car





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.

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.

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 act 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.

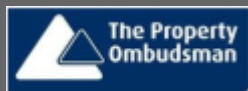




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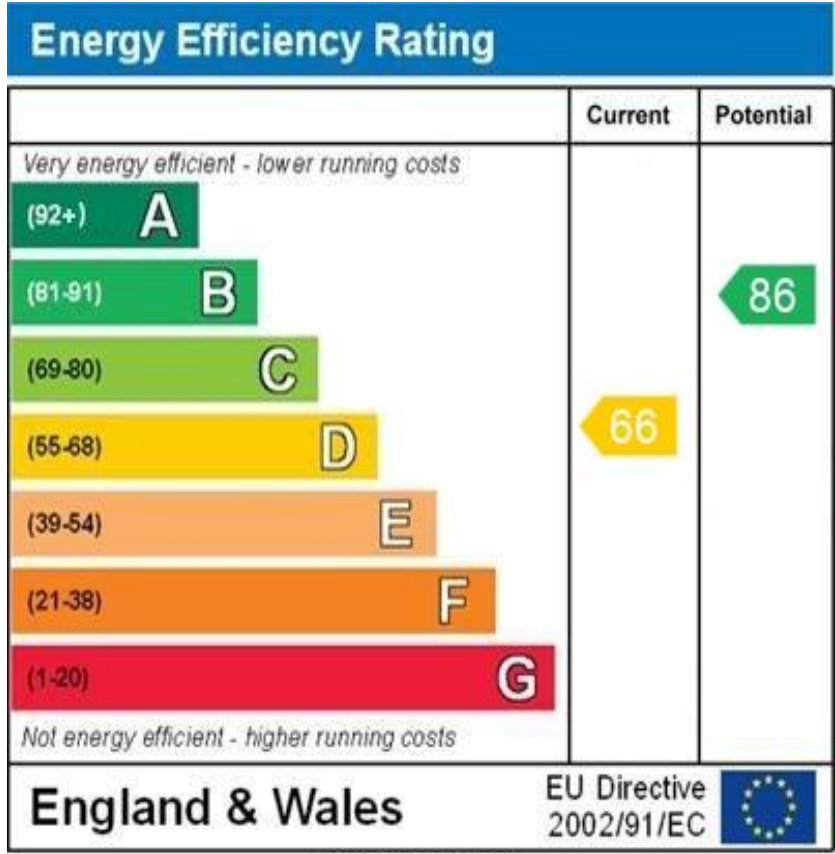


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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