



Chestnut Road,
Walsall, WS3 1BE

SKITTS
ESTATE AGENTS

Accommodation description

An impressive semi detached family home ideally situated for local schools, Bloxwich centre and commuter routes to Rushall/Pelsall and Walsall town centre. The property offers two good sized bedrooms with stunning family bathroom, two reception rooms, and extended and spacious fitted kitchen to rear. Outside is a long rear garden with gated side access leading to the front of the property where there is parking for approx four cars, with gated entrance to the driveway at front

Porch: having double glazed window to the front, double glazed door to the side, downlighter to ceiling, door leading to:

Hall: having stairs leading to the first floor level, door to:

Lounge: 13' 6" into alcove x 13' 1" (4.12m x 3.99m) having double glazed window to the front, feature fireplace with electric fire, laminate flooring, radiator, door leading to:

Dining Room: 13' 10" x 7' 9" (4.22m x 2.36m) having double glazed window to the side, laminate flooring, under stairs storage cupboard, cupboard housing the central heating boiler, TV point, radiator, double glazed double doors opening to kitchen and door to:

W.C.: having double glazed window to the rear, W.C., wash hand basin, tiled splashback

Kitchen: 14' 1" x 10' 10" (4.29m x 3.29m) located within the rear extension and having a range of fitted wall cupboards and base units, built in oven, four ring gas hob and cooker hood above, space for washing machine and dishwasher, double glazed windows to the rear and side, radiator, double glazed door leading to the garden

On The First Floor

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

Bedroom One: 12' 1" max to wardrobe x 9' 11" (3.69m x 3.03m) double bedroom having double glazed window to the front, radiator, laminate flooring, fitted wardrobes

Bedroom Two: 11' 0" x 7' 10" (3.36m x 2.40m) having double glazed window to the rear, radiator

Bathroom: 8' 8" x 7' 9" (2.65m x 2.35m) having a four piece suite comprising bath with mixer tap, large walk in shower cubicle, W.C., wash hand basin inset to vanity unit, double glazed window to the rear, chrome effect heated towel rail, downlighters to ceiling, tiling to splashbacks areas

Outside: having plentiful off road parking to the front for four cars set beyond gated entrance and gravelled area to corner. Garden to the rear with gravelled and slabbed patios with walkway leading to a long lawn divided by a pathway with raised area and two sheds. Enclosed to all sides with gated side access



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.

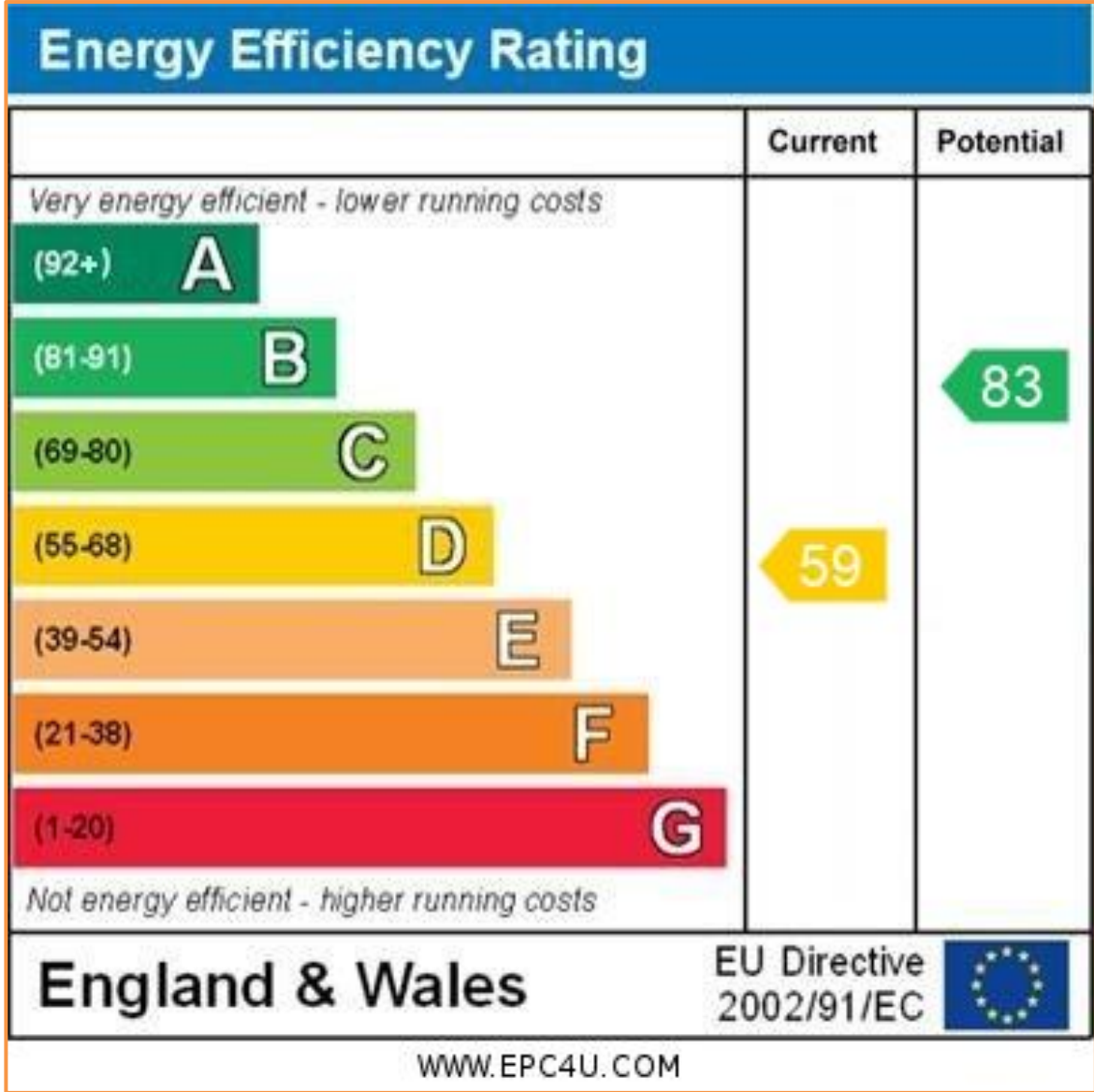
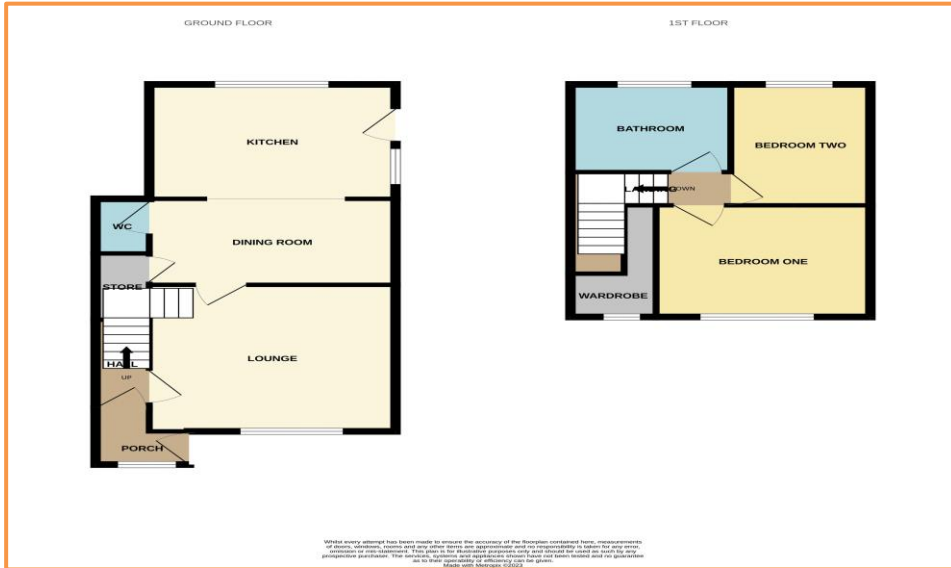
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£175,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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