



Abingdon Road, Bloxwich
Walsall, WS3 2ST

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM SEMI-DETACHED SITUATED ON A CORNER PLOT WITH NO CHAIN** offering great potential to extend (subject to planning permission). Comprises of entrance hall, lounge, kitchen, utility, 3 bedrooms, bathroom, separate w.c., front and rear gardens, detached garage and driveway affording off road parking. ****CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING******

Description: Skitts are pleased to offer for sale this three bedroom semi-detached family home situated on a corner plot on the Mossley Estate in Bloxwich. The property offers great potential to extend subject to planning permission. There is no onward chain and ideally suits a young family. Having the benefit of gas central heating and double glazing the accommodation briefly comprises:-

Entrance Hall: having uPVC double glazed front entrance door, obscure single glazed window to the front, stairs leading to the first floor, under stairs storage area, radiator

Kitchen: 12' 1" x 9' 9" (3.68m x 2.97m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, built in oven, electric hob and extractor above, uPVC double glazed window to the front, radiator, door leading to:

Utility: 9' 9" x 5' 1" max (2.98m x 1.56m) having wall cupboards, plumbing for washing machine, uPVC double glazed window to the side, uPVC double glazed door to the side

Lounge: 14' 2" x 12' 7" (4.31m x 3.84m) having uPVC double glazed window to the rear, radiator, brick fire surround, dado rail

On The First Floor

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

Bedroom One: 12' 2" x 10' 9" (3.71m x 3.28m) having uPVC double glazed window to the rear, radiator

Bedroom Two: 12' 8" x 8' 7" (3.85m x 2.61m) having uPVC double glazed window to the rear, radiator, cupboard housing the boiler

Bedroom Three: 10' 5" x 6' 6" (3.18m x 1.98m) having uPVC double glazed window to the front, radiator

Bathroom: 6' 7" x 5' 7" (2.00m x 1.69m) having suite comprising panelled bath with "Triton" electric shower over, pedestal wash hand basin, obscure uPVC double glazed window to the front, radiator, part tiled walls

Separate W.C.: having W.C., obscure uPVC double glazed window to the side

Outside: having enclosed garden to the rear with lawn and side gated access. Lawned foregarden and block paved driveway

Single Detached Garage: having up and over door 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: 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.

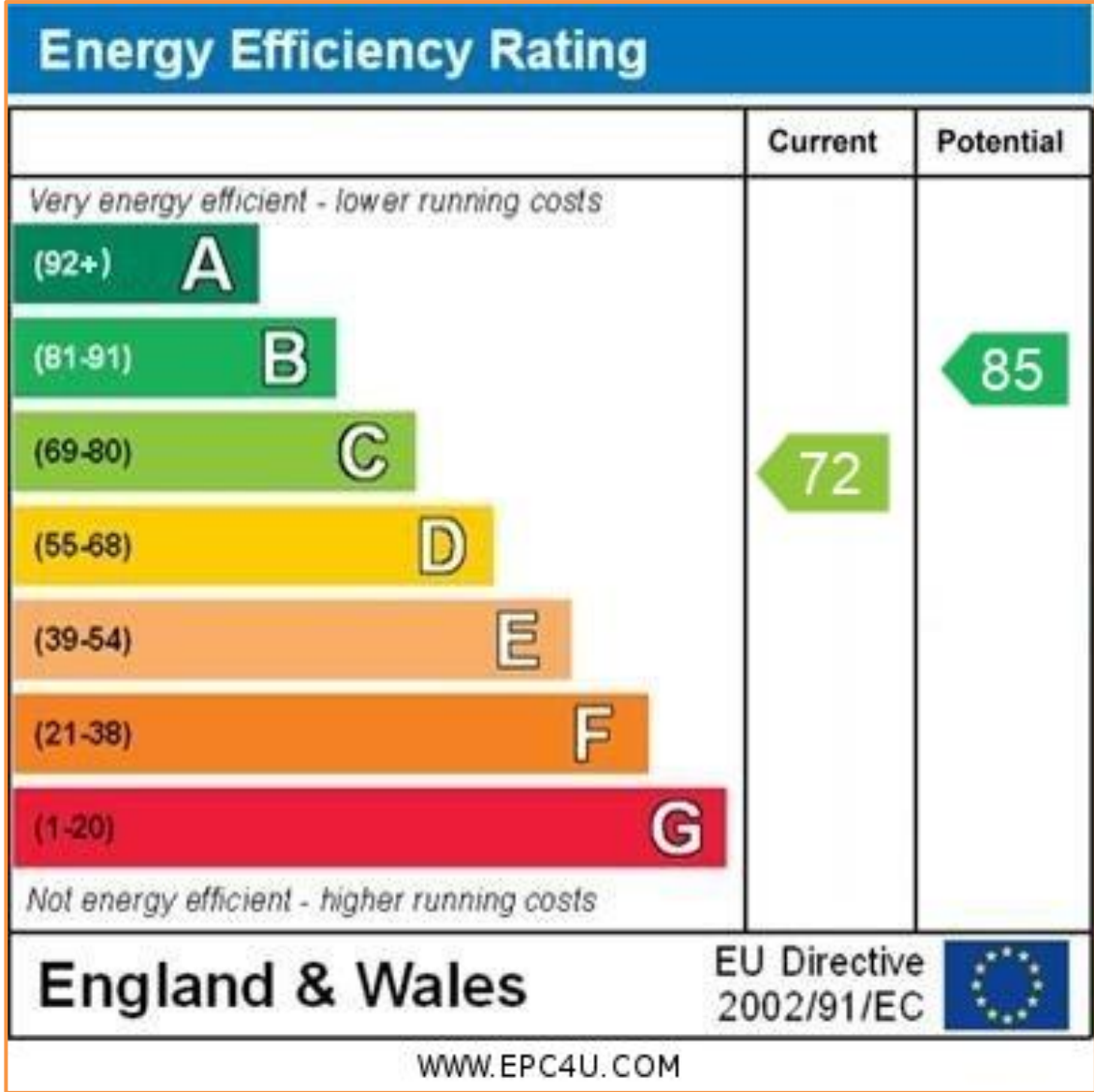
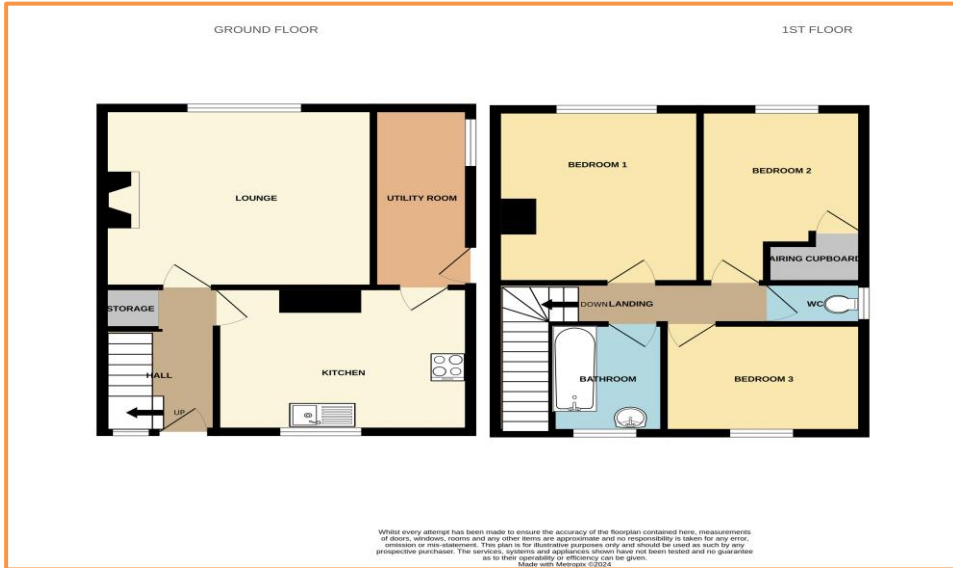
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£190,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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