



## Victoria Avenue, Bloxwich

Walsall, WS3 3EH

**SKITTS**  
ESTATE AGENTS



## Accommodation description

**\*\*A THREE BEDROOM SEMI-DETACHED HOUSE\*\*** close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen, downstairs w.c., conservatory, three bedrooms, first floor bathroom, front and rear gardens, block paved driveway. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this well maintained three bedroom semi-detached house located close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, kitchen, downstairs w.c., conservatory, first floor bathroom, front and rear gardens and a block paved driveway.

**Entrance Hall:** having double glazed composite front entrance door, stairs leading to the first floor level, door leading to:

**Lounge:** 13' 7" x 13' 4" (4.15m x 4.07m) having fireplace with electric fire, uPVC double glazed bay window to the front, radiator

**Kitchen:** 14' 0" x 7' 6" (4.27m x 2.29m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, space for cooker, space and plumbing for washing machine, under stairs storage cupboard, radiator, uPVC double glazed window to the rear, door to:

**Inner Lobby:** having uPVC double glazed door leading to the Conservatory, door to:

**Downstairs W.C.:** having W.C., obscure uPVC double glazed window to the rear

**Conservatory:** 14' 5" x 9' 7" (4.39m x 2.92m) having uPVC double glazed windows, uPVC double glazed French style

doors leading to the rear garden, tiled floor, ceiling spotlights, double glazed Velux window

### **On The First Floor**

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

**Bedroom One:** *10' 0" x 9' 4" (3.06m x 2.85m)* having uPVC double glazed bay window to the front, radiator

**Bedroom Two:** *11' 0" x 8' 6" (3.36m x 2.58m)* having uPVC double glazed window to the rear, radiator, airing cupboard

**Bedroom Three:** *8' 2" x 7' 10" (2.49m x 2.40m)* having uPVC double glazed window to the rear, radiator

**Bathroom:** having suite comprising panelled bath with "Triton" electric shower over, low flush W.C., pedestal

wash hand basin, obscure uPVC double glazed window to the front, radiator, extractor, part tiled

**Outside:** having enclosed fenced garden to the rear with lawn, block paved patio, cold water tap and side gate. Lawned foregarden with block paved driveway





# 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](mailto: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.

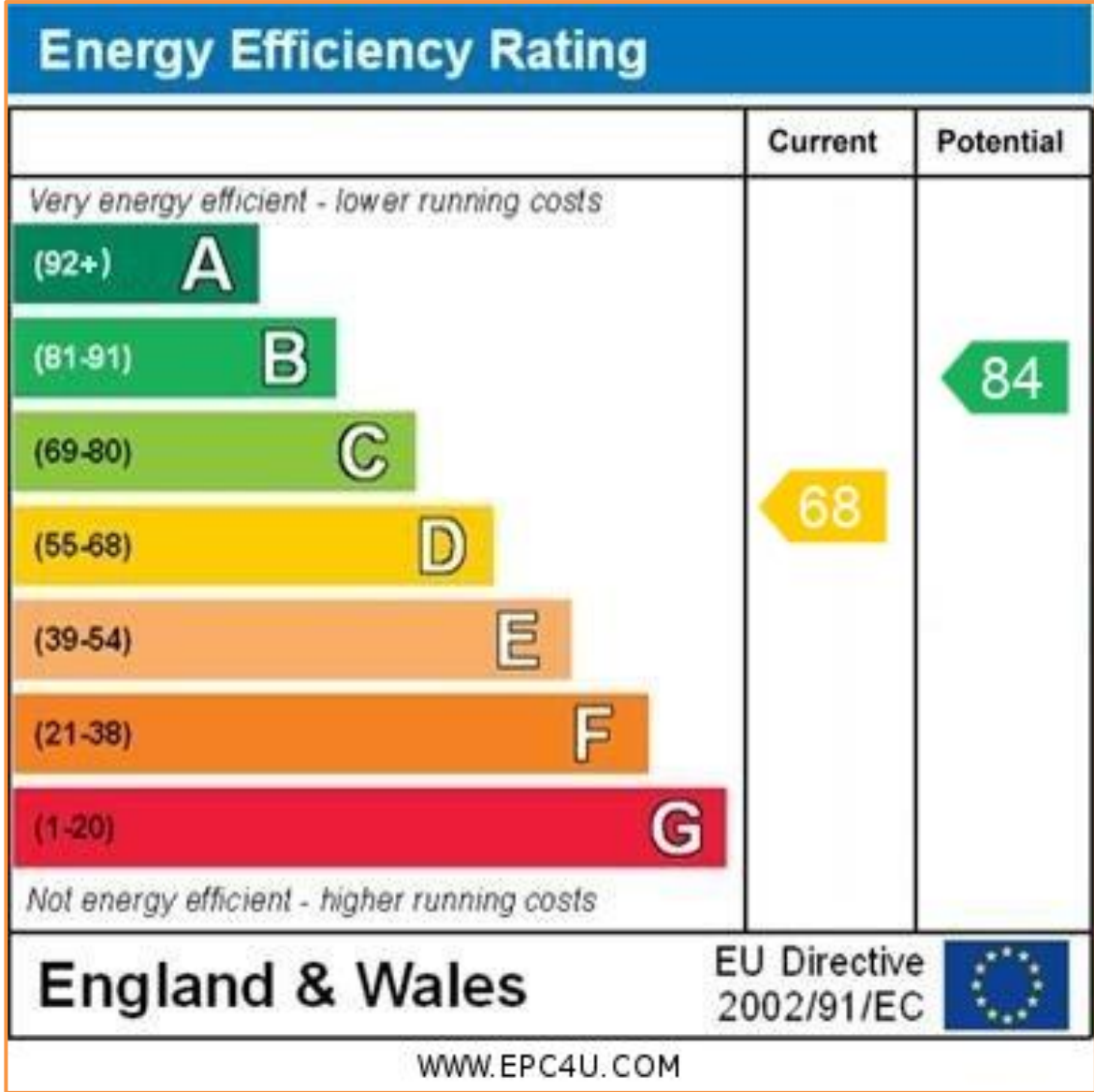
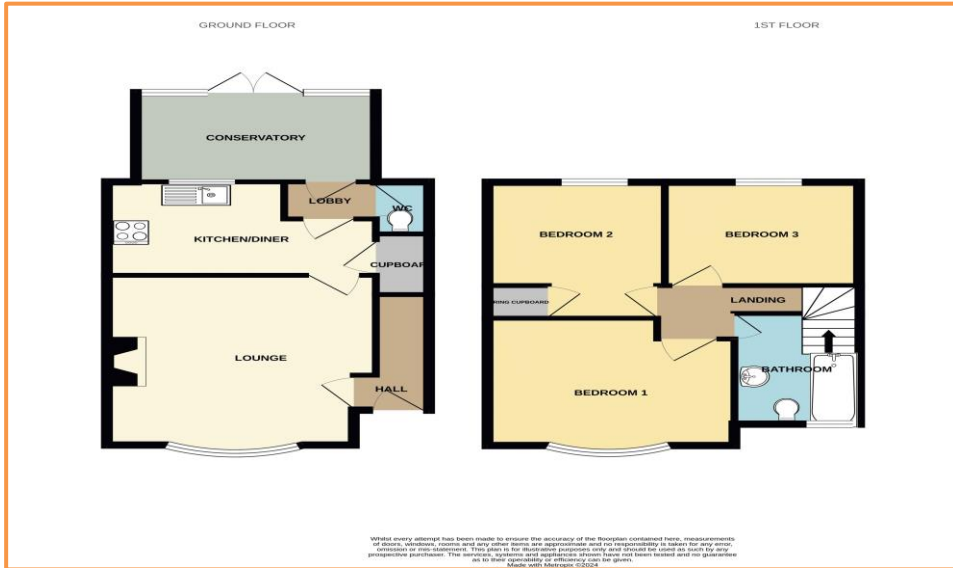
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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



3 Queens Parade, Bloxwich, Walsall, West Midlands, WS3 2EX  
01922 478104 [bloxwich@skitts.net](mailto:bloxwich@skitts.net)