



Farriers Mill, Pelsall

Walsall, WS3 4QZ

SKITTS
ESTATE AGENTS

Accommodation description

****A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE**** situated in a cul-de-sac location on a popular estate in the village of Pelsall. Benefits from double glazing and gas radiator central heating. Briefly comprises of hall, downstairs w.c., lounge, kitchen/diner, 3 bedrooms, modern bathroom, front and rear gardens, driveway and garage. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer for sale this well maintained three bedroom modern semi-detached house situated in a cul-de-sac location close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Briefly comprises of entrance hall, downstairs w.c., lounge, kitchen/diner, three bedrooms, bathroom/w.c., front and rear gardens, driveway and garage.

Entrance Hall: having a wooden front entrance door, uPVC double window to the side, radiator, door leading to:

Downstairs W.C.: having uPVC double glazed window to the front, low flush W.C., vanity wash hand basin, radiator

Lounge: 15' 7" x 14' 6" (4.76m x 4.43m) having uPVC double glazed window to the front, two radiators, stairs leading to the first floor level, laminate flooring

Kitchen/Diner: 14' 6" x 8' 3" (4.43m x 2.52m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, built in electric oven, inset gas hob and extractor hood above, inset sink and drainer unit, plumbing for washing machine, under stairs storage cupboard, laminate flooring, radiator, uPVC double glazed window to the rear, uPVC double glazed French style doors leading to the rear garden

On The First Floor

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

Bedroom One: 13' 2" x 8' 4" (4.02m x 2.53m) having double glazed window, fitted wardrobes, head board, radiator, uPVC double glazed window to the front, laminate flooring

Bedroom Two: 10' 9" x 8' 4" (3.27m x 2.54m) having uPVC double glazed window to the rear, radiator, laminate flooring

Bedroom Three: 10' 0" x 5' 11" (3.06m x 1.81m) having uPVC double glazed window to the front, airing cupboard housing the boiler, radiator, laminate flooring

Bathroom: having suite comprising panelled bath with shower over and screen, vanity wash hand basin, low flush W.C., fully tiled walls and floor, obscure uPVC double glazed window to the rear, heated towel rail, ceiling spot lights, shaver point

Outside: enclosed fenced garden to the rear with paved patio, lawn, gravelled area, cold water tap, power point,

security light. Lawned garden to the fore and tarmac driveway leading to the garage

Garage: 17' 6" x 8' 11" (5.34m x 2.71m) having up and over door to the front, power points and light





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: C

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.

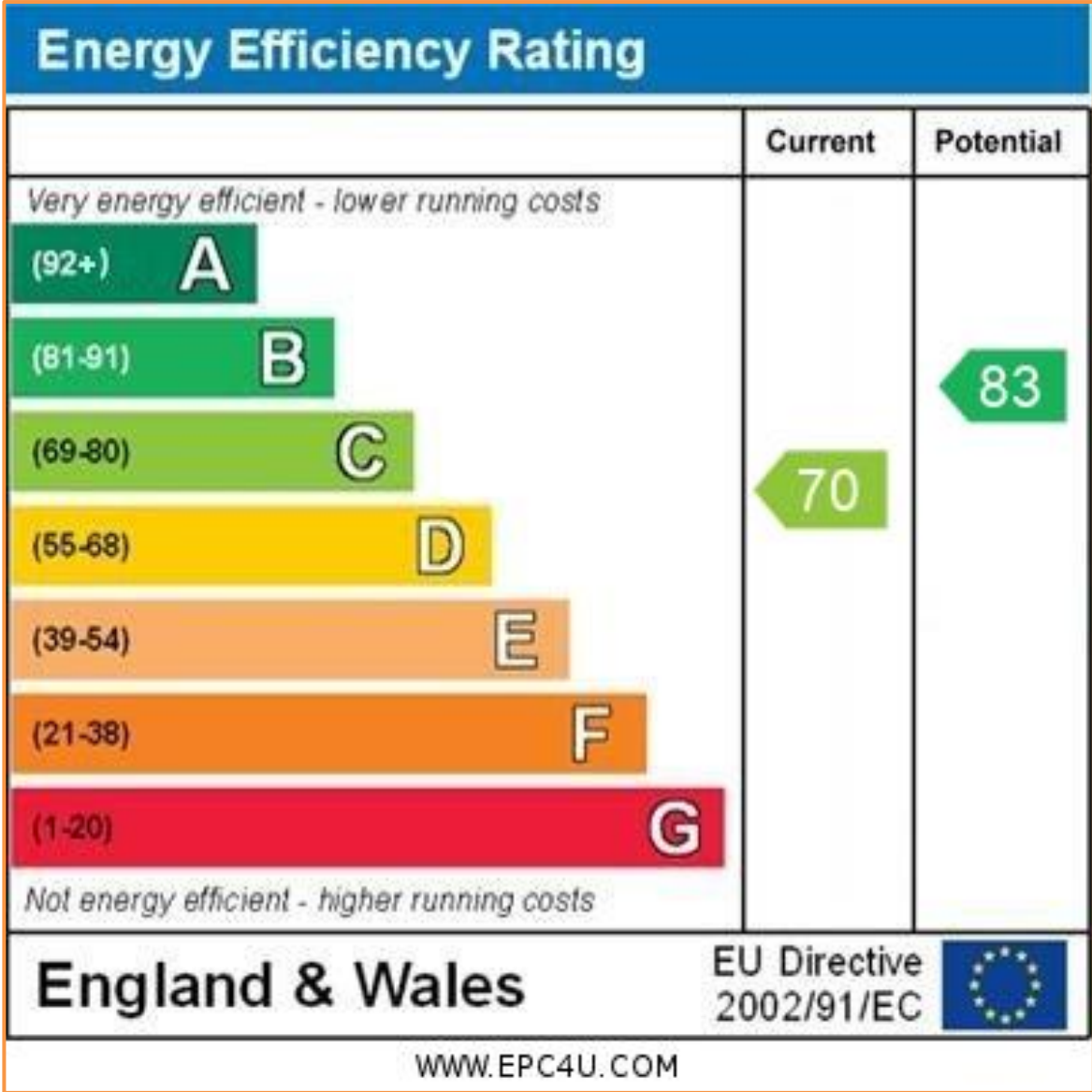
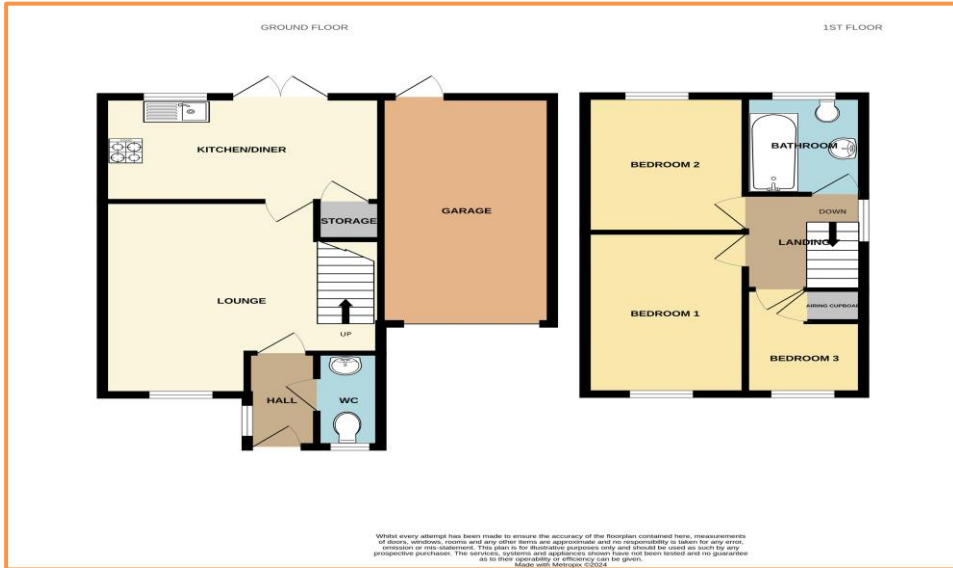
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£225,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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