



## Beeches Road, Leamore

Walsall, WS3 1EZ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE\*\*** offering no upward chain. Benefiting from double glazing and gas radiator central heating. Briefly comprising of: porch, lounge, extended kitchen/dining room, refitted ground floor bathroom, first floor w.c., enclosed rear garden and block paved driveway affording off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this extended three bedroom semi-detached house offering no upward chain. Benefits from double glazing and gas radiator central heating. Comprising of porch, lounge, extended kitchen/dining room, refitted downstairs bathroom, three bedrooms, upstairs w.c., enclosed rear garden and block paved driveway.

**uPVC Double Glazed Porch:** having uPVC double glazed door to the front, uPVC double glazed windows, tiled floor

**Lounge:** 17' 1" x 13' 2" max (5.20m x 4.01m) having uPVC double glazed bay window to the front, fireplace with

electric fire, stairs leading to the first floor level, under stairs storage cupboard, meter cupboard, laminate flooring, radiator, ceiling spotlights, double doors opening into:

**Extended Kitchen/Diner:** 19' 1" x 11' 7" (5.81m x 3.53m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, built in electric oven, electric hob and extractor hood above, two radiators, plumbing for washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the garden, and door to:

**Refitted Downstairs Bathroom:** 7' 9" x 5' 0" (2.36m x 1.52m) having suite comprising paneled bath with shower attachment, vanity wash hand basin, low flush W.C., radiator, obscure uPVC double glazed window to the rear, partly tiled walls.

## On The First Floor

**Landing:** having uPVC double glazed window to the side, access to loft storage area, radiator, doors leading off to:

**Bedroom One:** *13' 8" x 10' 0" (4.17m x 3.06m)* having uPVC double glazed window to the front, radiator, door leading to:

**Separate W.C.:** having low flush W.C., wash hand basin, obscure uPVC double glazed window to the side

**Bedroom Two:** *11' 1" x 7' 11" (3.38m x 2.41m)* having uPVC double glazed window to the rear, radiator

**Bedroom Three:** *8' 8" x 7' 10" (2.65m x 2.38m)* having uPVC double glazed window to the rear, radiator, laminate flooring

**Outside:** there is a block paved driveway to the front with corner shrub border. Enclosed fenced garden to the rear with block paved patio, part lawn and side gated 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](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.

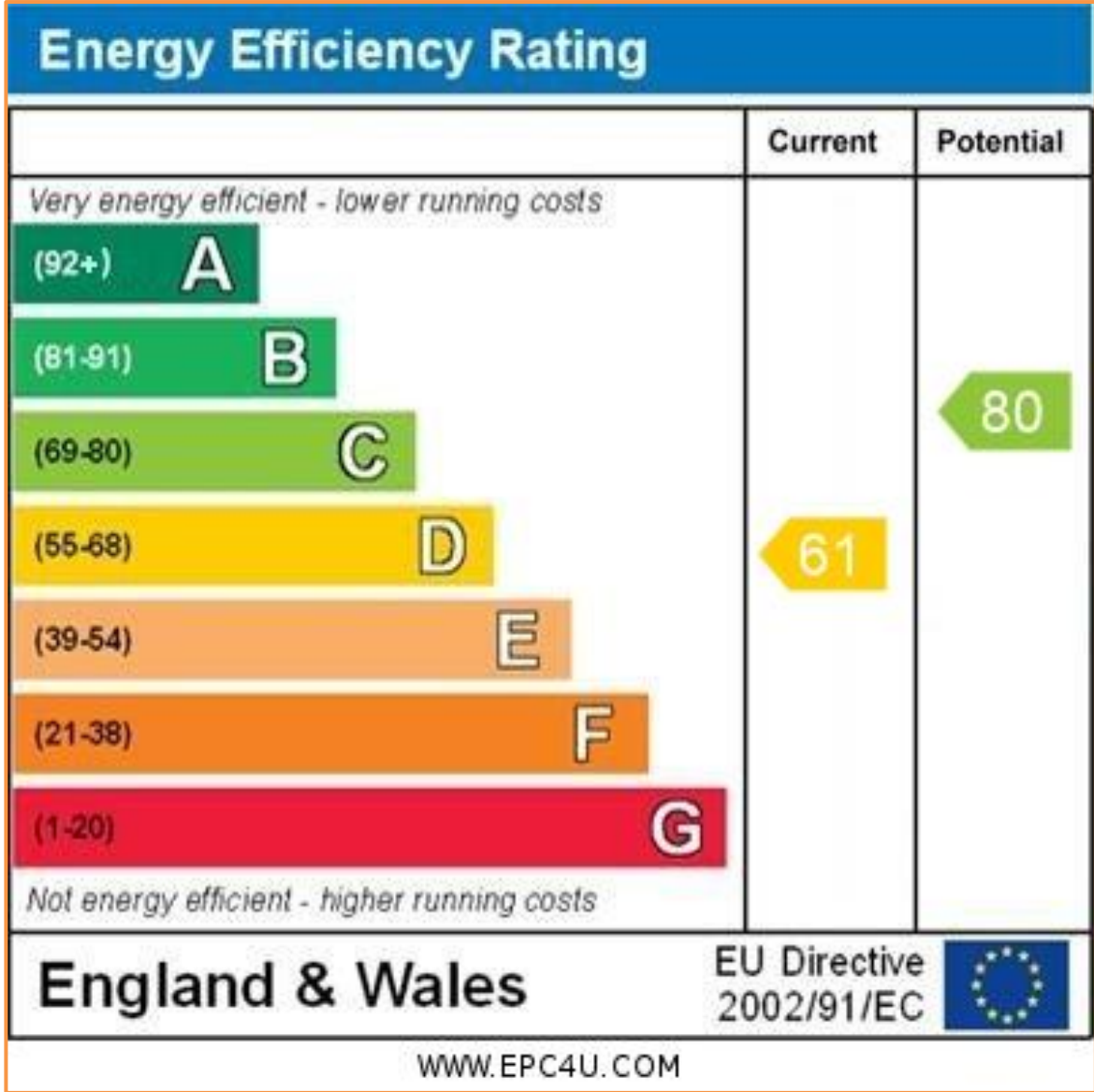
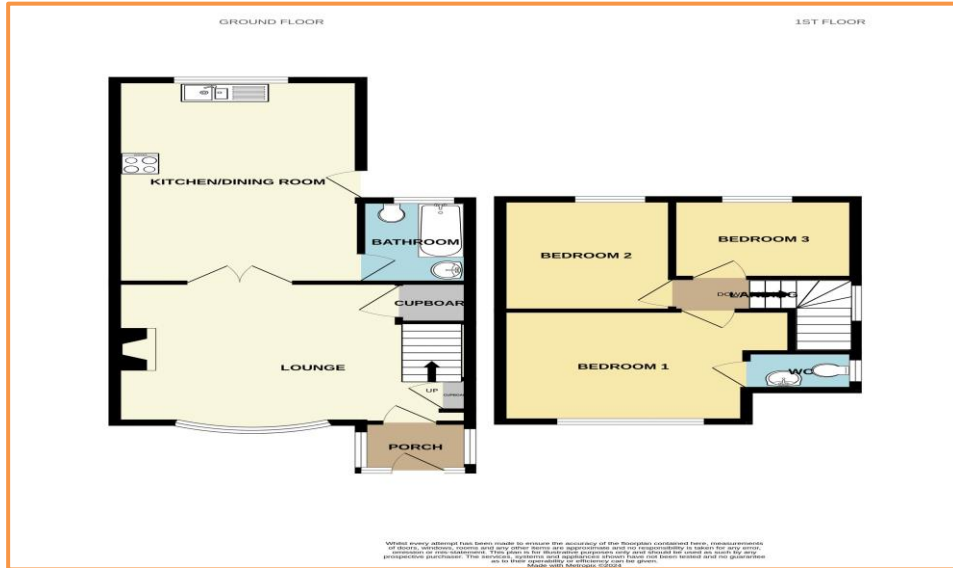
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£195,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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