



Henley Close,
Bloxwich, WS3 1PN

SKITTS
ESTATE AGENTS

Accommodation description

****A MUCH IMPROVED & REFITTED THREE BEDROOM DETACHED HOUSE**** situated in a cul-de-sac location close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of entrance hall, downstairs w.c., lounge with opening to dining room, refitted kitchen, master bedroom with en-suite, separate refitted family bathroom, front and rear gardens and driveway. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this modern three bedroom detached family home situated close to local schools and amenities. Within reach of Bloxwich and Walsall town centre. Benefits from double glazing and gas radiator central heating, Briefly comprises of:-

Entrance Hall: having part double glazed front entrance door, stairs leading to the first floor level, uPVC double glazed window to the front, laminate flooring, radiator, under stairs cupboard, further cupboard with plumbing for washing machine

Downstairs W.C.: having low flush W.C., pedestal wash hand basin, half tiled walls, radiator and extractor

Lounge: 14' 2" x 12' 8" (4.31m x 3.85m) having uPVC double glazed French style doors leading to the rear garden, laminate flooring, radiator

Dining Room: 9' 2" x 8' 0" (2.79m x 2.45m) having uPVC double glazed French style doors leading to the rear garden, laminate flooring, radiator

Refitted Kitchen: 11' 0" x 8' 0" (3.35m x 2.43m) having a range of wall, drawer and base cupboard units with work surfaces over, built in electric oven, induction hob and extractor hood, inset sink and drainer unit, plumbing for dishwasher, space for American style refrigerator/freezer, uPVC double glazed window to the front

On The First Floor

Landing: having access to loft storage area, radiator, laminate flooring, power point, doors leading off to:

Bedroom One: *11' 9" x 11' 6" (3.58m x 3.51m)* having built in wardrobes, uPVC double glazed window to the rear, laminate flooring, radiator, door leading to:

Ensuite Shower Room: having shower cubicle with fitted shower, pedestal wash hand basin, low flush W.C., radiator, extractor fan

Bedroom Two: *11' 9" x 11' 7" (3.58m x 3.52m)* having uPVC double glazed window to the rear, laminate flooring, radiator

Bedroom Three: *8' 8" x 8' 2" (2.64m x 2.50m)* having uPVC double glazed window to the front, laminate flooring, radiator

Refitted Bathroom: *7' 0" x 6' 8" (2.13m x 2.02m)* having suite comprising panelled bath, wash hand basin with vanity unit, low flush W.C., obscure uPVC double glazed window to the front, tiled floor, half tiled walls, extractor fan

Outside: enclosed fenced garden to the rear with side entrance gate, shed, greenhouse, power point, and decking area. Driveway to the fore providing off road parking and outside tap





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: D

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.

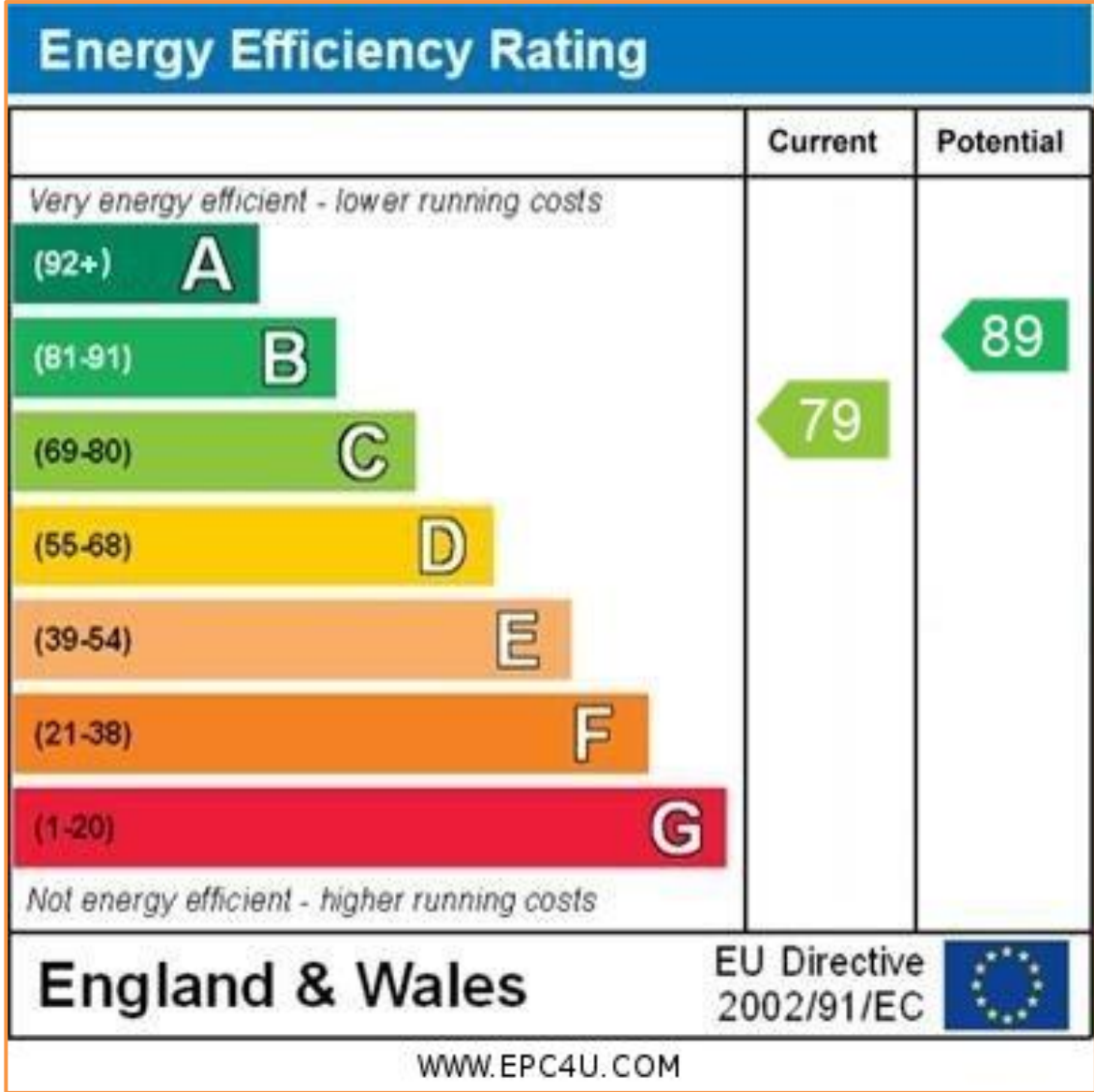
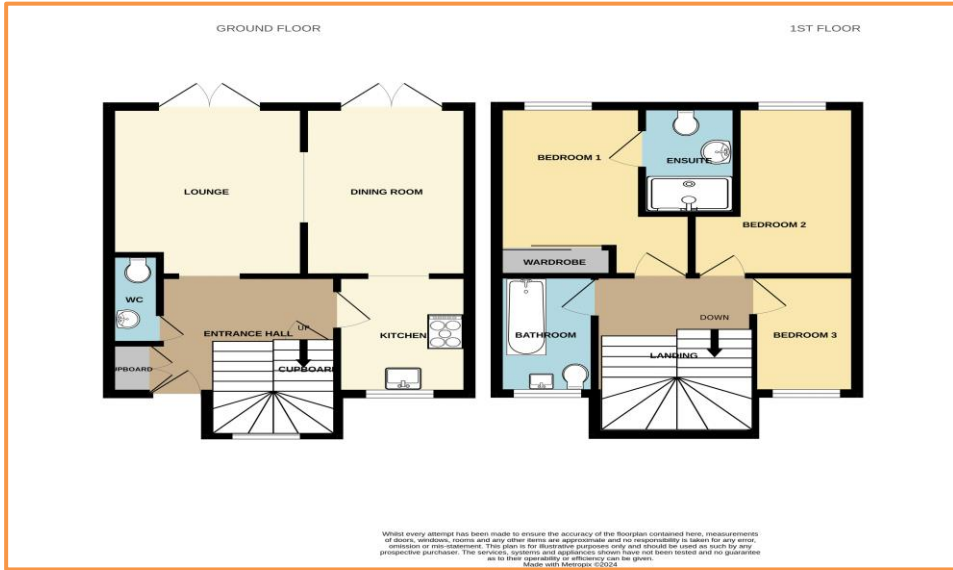
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £280,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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