



**Harden Road,**  
Walsall, WS3 1RN

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE\*\*** situated on a service road close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprising of porch, hall, extended lounge/diner, extended ground floor bathroom with bath and separate shower cubicle, dining room with opening to an extended refitted kitchen with built-in appliances, three bedrooms, generous rear garden and blocked driveway affording off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** An extended three bedroom semi-detached family home situated on a service road being close to local schools and amenities. Ground floor extension provides great living accommodation and must be viewed to be fully appreciated. Benefits from double glazing and gas radiator central heating. The accommodation includes porch, reception hall, extended lounge/dining room, separate dining room with French doors opening onto the rear garden, modern extended ground floor bathroom, refitted extended kitchen with built-in appliances, generous rear garden, ideal for families. Block paved driveway affording off road parking.

**Entrance Porch:** having uPVC double glazed doors to the front, further uPVC double glazed door leading to:

**Entrance Hall:** having radiator, stairs leading to the first floor level

**Lounge/Dining Room:**

**Lounge Area:** 16' 11" x 10' 7" (5.15m x 3.23m) having uPVC double glazed bay window to the front and radiator.

**Dining Area:** 9' 6" x 8' 8" (2.90m x 2.65m) having uPVC double glazed French style patio doors leading to the rear garden and radiator.

**Downstairs Bathroom:** 17' 9" x 4' 7" (5.42m x 1.40m) having suite comprising panelled bath, separate corner shower cubicle, vanity wash hand basin, low flush W.C.,

two heated towel rails, tiled floor, obscure double glazed window to the rear, ceiling spotlights

**Dining Room** 13' 6" x 8' 8" (4.11m x 2.63m) having laminate flooring, radiator, uPVC double glazed French style doors leading to the rear garden, two under stairs storage cupboards

**Refitted Kitchen:** 22' 10" x 6' 5" (6.96m x 1.96m) having a range of fitted wall, drawer and base cupboards units with work surfaces over, inset sink and drainer unit, built in electric double oven, electric hob and extractor hood above, double glazed window to the side, double glazed door to the front, radiator, ceiling spotlights

### **On The First Floor**

**Landing:** having uPVC double glazed windows to the side and front, cupboard, access to loft storage area, doors leading off to:

**Bedroom One:** 12' 8" x 10' 8" (3.85m x 3.24m) having two uPVC double glazed windows to the rear, radiator

**Bedroom Two:** 10' 10" x 10' 7" (3.31m x 3.22m) having uPVC double glazed window to the rear, radiator

**Bedroom Three:** 10' 7" x 6' 10" (3.22m x 2.09m) having uPVC double glazed window to the front, radiator

**Outside:** having a brick wall boundary with gravelled area and block paved driveway to the fore. Enclosed fenced garden to the rear with paved patio and lawn. Outbuilding with uPVC door and window and plumbing for washing machine





# 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.

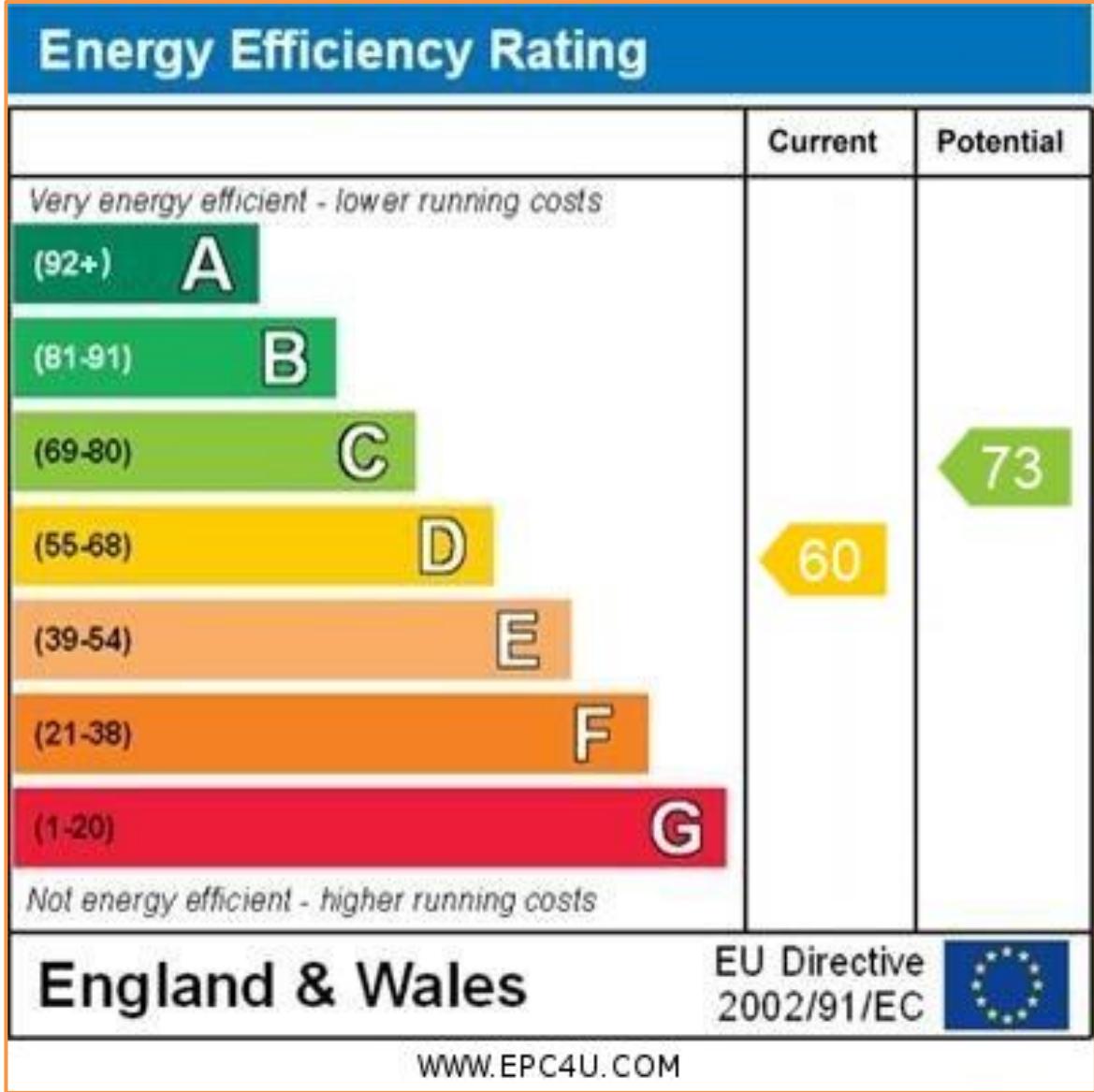
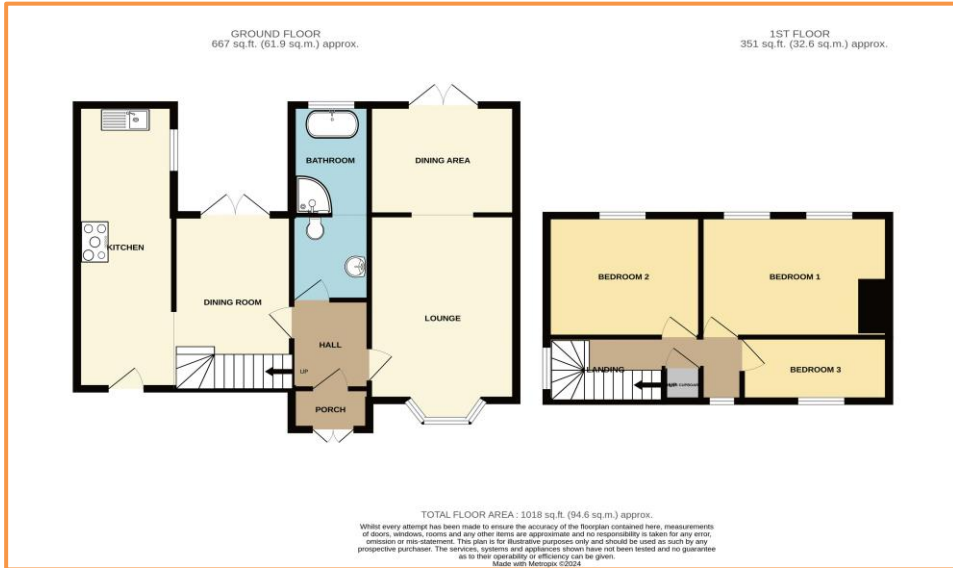
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£229,950

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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