



Clockmill Road, Pelsall

Walsall, WS3 4AH

SKITTS
ESTATE AGENTS

Accommodation description

****A STUNNING EXTENDED TWO BEDROOM END TERRACED HOUSE WITH LOFT ROOM**** situated close to local schools and amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, extended refitted kitchen/dining room, downstairs w.c., two double bedrooms plus loft room, refitted family bathroom, generous rear garden with outbuilding. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this beautifully presented extended two bedroom end terraced house which must be viewed to be fully appreciated. Located close to local schools and village amenities. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, extended refitted kitchen/dining room, downstairs w.c., two double bedrooms plus loft room, refitted family bathroom, generous rear garden with outbuilding.

Entrance Hall: having composite front entrance door, vertical radiator, stairs leading to the first floor level, sliding door leading to kitchen/diner, door to:

Lounge: 16' 0" x 12' 8" (4.87m x 3.86m) having uPVC double glazed bay window to the front, air con heater, 'Kardean' flooring, door leading to:

L-Shaped Extended Kitchen/Diner: 22' 9" x 9' 5" (6.93m x 2.86m) 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 with mixer tap, built in fan assisted electric oven, five burner gas hob and extractor hood above, built in microwave, plumbing for washing machine, space for American style refrigerator, double glazed window to the rear, double glazed sliding patio doors leading to the rear garden, three Veluxe roof windows, vertical radiator and 'Karndean' flooring.

On The First Floor

Landing: having uPVC double glazed window to the side, cupboard housing the boiler, doors leading off to:

Bedroom One: 12' 8" x 10' 8" (3.85m x 3.26m) having two uPVC double glazed windows to the front, built in double wardrobe, radiator

Bedroom Two: 9' 7" x 8' 11" (2.91m x 2.72m) having uPVC double glazed window to the rear, radiator, under stairs storage cupboard

Refitted Bathroom: 6' 6" x 5' 4" (1.97m x 1.63m) having suite comprising panelled bath with shower over, vanity wash hand basin, low flush W.C., heated towel rail, obscure uPVC double glazed window to the rear, tiled walls and floor

Second Floor

Loft Room: 14' 5" x 11' 9" into eaves (4.39m x 3.59m) having double glazed velux window, radiator, under eaves storage

Outside: having a gravelled foregarden. Enclosed fenced garden to the rear with decking area, artificial grass, outside tap, outside power point

Brick Built Outbuilding: 15' 3" x 7' 3" (4.65m x 2.22m) having uPVC double glazed windows to the front and side, uPVC double glazed door to the side, air conditioning unit, power points, light and alarm





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: B

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 - Willenhall Tel: 01902 631151 Email: willenhall@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.

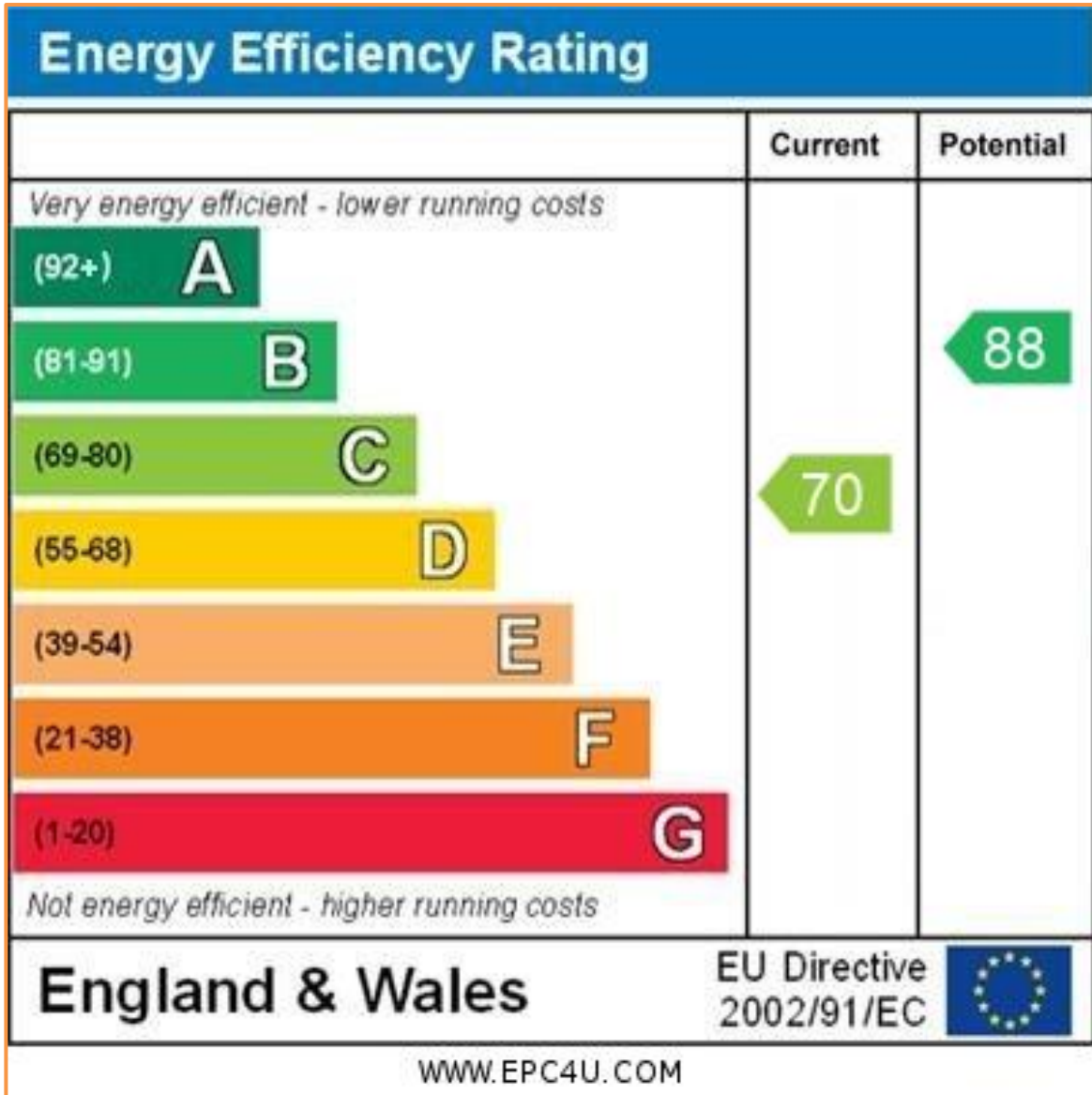
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£240,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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