



Stafford Close, Bloxwich

Walsall, WS3 3NW

SKITTS
ESTATE AGENTS

Accommodation description

****A STUNNING TWO BEDROOM DETACHED BUNGALOW**** situated in a cul-de-sac location close to local amenities and a short distance from King George V Playing Fields. Internal viewing is highly recommended. Benefits from gas central heating, double glazing and solar panels. Comprises of porch, reception hall, refitted breakfast kitchen with a range of high end appliances, lounge/dining room, conservatory, inner hall, two double bedrooms, refitted shower room, front and rear gardens, garage and block paved driveway. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this superb two bedroom detached bungalow which has been maintained to a high standard throughout and must be viewed internally to be fully appreciated. The property has gas radiator central heating and double glazing and the added benefit of solar panels. Briefly comprises of porch, entrance hall, refitted kitchen with a range of integrated appliances, lounge with feature fireplace, conservatory, double bedrooms, refitted shower room, well presented gardens, block paved driveway and garage.

Entrance Porch: having double glazed sliding doors, spotlights, uPVC double glazed door leading to:

Entrance Hall: having radiator, obscure double glazed window, doors leading off to the lounge and to:

Refitted L-Shaped Kitchen: *17' 2" max x 11' 5" max (5.23m x 3.49m)* having a range of fitted high gloss white units including carousel units and pan drawers with work surfaces over, inset one and a half bowl sink unit with mixer tap, built in 'Neff' electric fan assisted oven, AEG five ring induction hob and extractor hood above, integrated dishwasher and washing machine, radiator, laminate flooring, ceiling spot lights, radiator and double glazed door to the side.

Lounge: *21' 6" x 10' 8" (6.56m x 3.24m)* having a feature fireplace with electric fire, upvc double glazed window to the front, two radiators, doors leading to the inner hall, uPVC double glazed patio doors leading to:

Conservatory: having French style doors leading to the rear garden, porcelain tiled floor, radiator, ceiling spot lights

Inner Hallway: having access to loft storage area and built-in cupboard.

Bedroom One: 15' 7" x 9' 11" (4.74m x 3.02m) having uPVC double glazed window to the front, radiator, ceiling spot lights

Bedroom Two: 11' 3" x 8' 4" (3.42m x 2.54m) having uPVC double glazed window to the rear, radiator

Shower Room: 7' 1" x 6' 4" (2.15m x 1.94m) having a corner shower cubicle with fitted shower, vanity wash hand basin, low flush W.C., extractor fan, tiled floor, ceiling spot lights, radiator, fully tiled walls

Outside: having enclosed fenced garden to the rear with paved patio, lawns, flower and shrub borders, cold water

tap. store cupboard and side gated access. Having a lawned foregarden and block paved driveway

Garage: having up and over door to the front, power points, strip light and outside 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: 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.

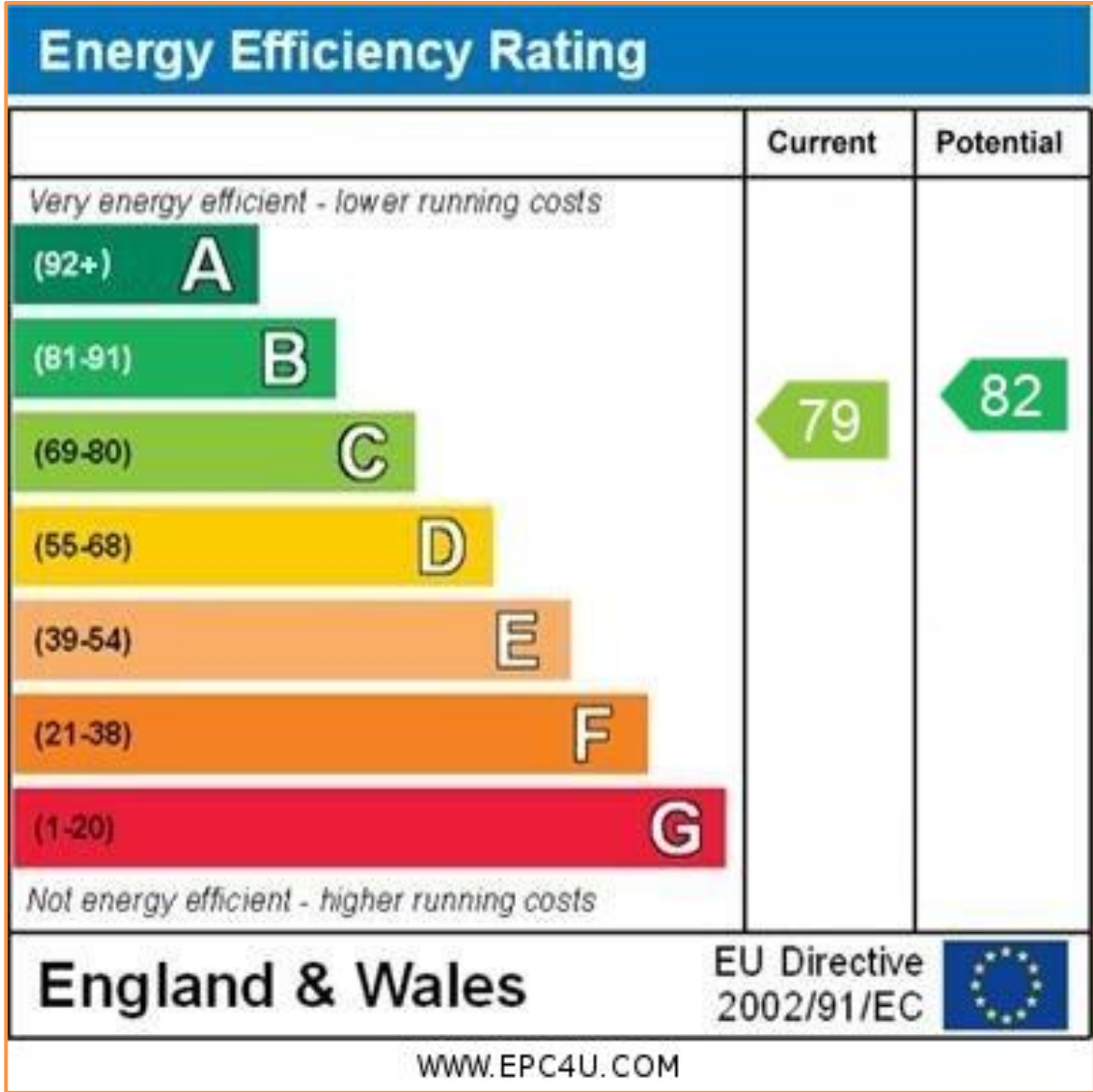
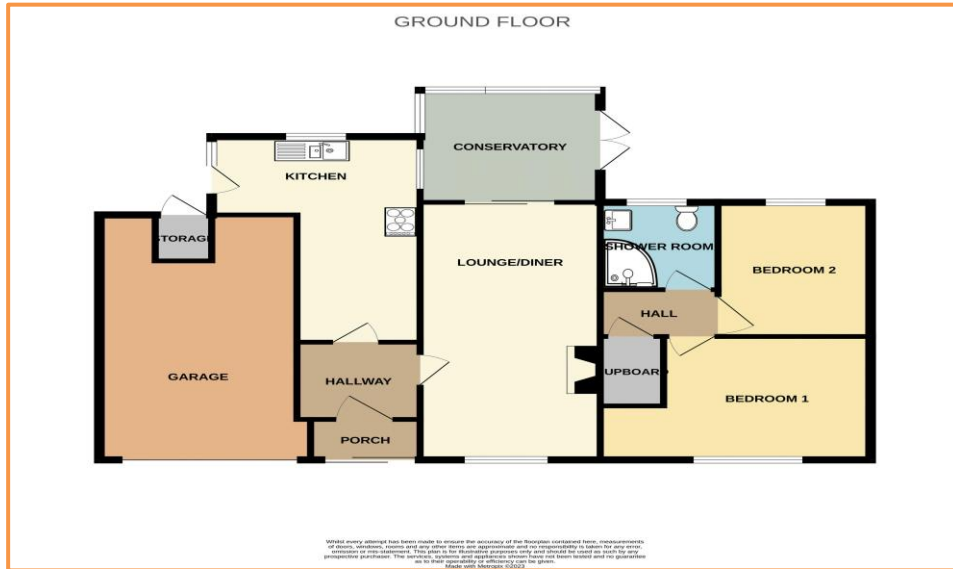
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£375,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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