



Ferndown Close, Bloxwich

Walsall, WS3 3XH

SKITTS
ESTATE AGENTS

Accommodation description

A large detached residence on this ever popular development located near to Bloxwich Golf Club, offering four bedrooms with en suite to master, two reception rooms, conservatory and downstairs WC. The property has a large driveway to front and generous rear garden with garage to side. The property is well presented and offered with no upward chain.

Porch: having double glazed sliding door in

Hall: having laminate flooring, radiator, stairs leading to the first floor level

Downstairs W.C.: having W.C., vanity wash hand basin, double glazed window to the front, radiator, laminate flooring

Lounge: 16' 3" into bay x 14' 3" (4.95m x 4.35m) having double glazed bay window to the front, feature fireplace with gas fire, radiator, double doors opening to:

Dining Room: 13' 3" x 10' 4" (4.05m x 3.14m) having double glazed patio doors leading to:

Conservatory: 11' 7" x 11' 1" (3.54m x 3.37m) having double glazed windows to the sides and rear, double glazed French style doors leading to the garden, radiator, tiled floor

Kitchen: 13' 3" x 10' 5" (4.04m x 3.18m) having a range of fitted wall mounted cupboards and base units with work surfaces over, breakfast bar, inset stainless steel sink unit, double glazed window to the rear, radiator

Utility Room: 13' 9" x 7' 6" (4.18m x 2.28m) having wall mounted cupboard and base unit with work surface over, space for washing machine and tumble dryer, door to the garden and door leading to the garage

On The First Floor

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

Master Bedroom: *13' 6" x 11' 9" into bay (4.11m x 3.58m)* double bedroom having double glazed bay window to the front, built in wardrobes, radiator and door to:

Ensuite Shower Room: having shower, W.C., vanity wash hand basin, double glazed window to the side, fully tiled walls

Bedroom Two: *12' 2" x 6' 8" (3.71m x 2.02m)* double bedroom having double glazed window to the rear, radiator

Bedroom Three: *10' 3" x 8' 11" (3.13m x 2.72m)* double bedroom having double glazed window to the rear, radiator

Bedroom Four: *7' 8" x 7' 1" (2.34m x 2.15m)* having double glazed window to the front, airing cupboard

Bathroom: having a white suite comprising bath with electric shower over and shower screen, wash hand basin, W.C., double glazed window to the side, radiator, fully tiled walls

Outside: FRONT - having a block paved driveway to the front with parking for multiple cars. REAR - a generous rear garden mainly laid to lawn with gated side access

Garage: *16' 8" x 7' 9" (5.07m x 2.35m)* having up and over door to the front, wall mounted central heating boiler, 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: E

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.

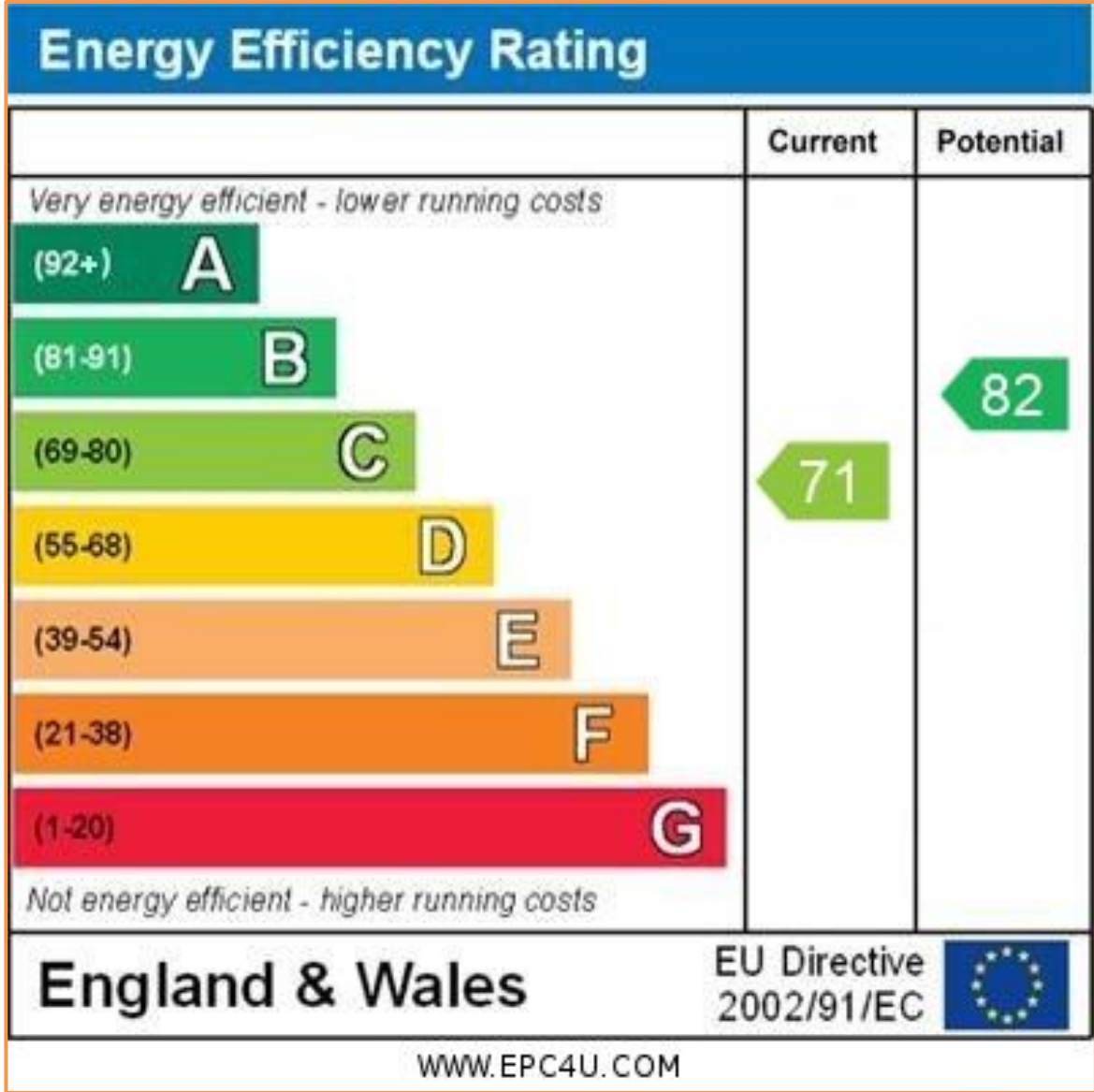
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£440,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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