



97, Lichfield Road, Bloxwich
Walsall, WS3 3LT

£375,000

****A MUCH IMPROVED & REFITTED TWO BEDROOM DETACHED BUNGALOW** **CLOSE TO LOCAL SCHOOLS & AMENITIES** **CONTEMPORARY INTERIORS** **SUMMER HOUSE** **WELL ESTABLISHED REAR GARDEN** **DETACHED GARAGE** **GENEROUS DRIVEWAY AFFORDING OFF ROAD PARKING ** **VIEWING IS HIGHLY RECOMMENDED****

Description Skitts are delighted to offer for sale this immaculate two bedroom detached bungalow situated close to local schools and amenities. It must be viewed internally to be fully appreciated and comprises of porch, entrance hall, lounge, refitted breakfast kitchen, shower room, bathroom, two double bedrooms. Externally there is a mature enclosed rear garden, detached garage and summerhouse. To the front there is an extensive driveway affording of road parking for several vehicles.

Entrance hall Entering with a porch with double glazed door and windows to both sides, the front door is stained glass opening into the hallway with access to all rooms and radiator.

Living room 12' 10" x 14' 9" (3.9m x 4.5m) With double glazed bay window to the front, wall mounted fire radiator and coving to ceiling.

Refitted Kitchen 19' 8" x 15' 1" (6.0m x 4.6m) Double glazed windows to rear and fitted with a range of wall mounted cupboards, base units, island, work surfaces, incorporated single drainer sink unit, stand alone range double oven, fridge/freezer and washing machine. We finish with spot lights and side access door as well as back door giving access to the rear garden.

Shower room Located between the living room and kitchen and complete with double glazed window to the side, corner shower cubicle, vanity unit with inset wash basin, toilet and chrome towel.

Bathroom 4' 7" x 6' 7" (1.4m x 2.0m) With double glazed window to rear, low level toilet, hand wash basin, acrylic panelled walls and bath.

Bedroom 1 11' 6" x 16' 1" (3.5m x 4.9m) Double glazed french doors and window to the rear leading into the garden. Radiator

Bedroom 2 Complete with double glazed window to the front and radiator

Garage 9' 2" x 32' 2" (2.8m x 9.8m) Garage with two side entrance doors and two double glazed windows. The garage is split into two sections, separated by sliding door and the front opening door onto the drive.

Outside Well established enclosed rear garden with shaped lawn with flower and shrub bordered, patio area, garage and summer and side gated access.

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.

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.

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.

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Score Energy rating Current Potential

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