



## Fountains Road, Mossley Estate

Bloxwich, WS3 2RL

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*AN EXTENDED THREE BEDROOM MID TERRACED HOUSE\*\*** offering no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of hall, dining room, kitchen, extended lounge, three bedrooms, modern shower room, separate w.c., enclosed rear garden and driveway for two cars. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

**Description:** Skitts are pleased to offer for sale this extended three bedroom mid terraced house situated on the Mossley Estate in Bloxwich. Offers no upward chain. Benefits from double glazing and gas radiator central heating. Comprises of hall, dining room, kitchen, extended lounge, three bedrooms, modern shower room, separate w.c., enclosed rear garden and driveway affording off road parking.

**Entrance Hall:** having uPVC double glazed front entrance door, double glazed window to the front, stairs leading to the first floor level, radiator, under stairs storage cupboard

**Dining Room:** 12' 8" x 8' 8" (3.86m x 2.63m) having fireplace with electric fire, double glazed bay window to the front, door leading to:

**Lobby:** having uPVC door to the front

**Kitchen:** 13' 9" x 6' 2" (4.19m x 1.87m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, space for cooker, plumbing for washing machine, radiator, double glazed window and door to the rear, serving hatch

**Extended Lounge:** 20' 11" x 13' 1" (6.37m x 3.98m) having uPVC double glazed window to the rear, fireplace with gas fire, radiator

## On The First Floor

**Landing:** having access to loft storage area, doors leading off to:

**Bedroom One:** 12' 4" x 9' 6" (3.77m x 2.89m) having uPVC double glazed window to the rear, radiator, two built in double wardrobes, cupboard housing the boiler

**Bedroom Two:** 12' 9" x 8' 7" (3.88m x 2.61m) having uPVC double glazed window to the rear, radiator, built in single wardrobe

**Bedroom Three:** 8' 8" x 8' 2" *max into recess* (2.65m x 2.50m) having uPVC double glazed window to the front, radiator

**Shower Room:** 6' 7" x 4' 10" (2.01m x 1.47m) having double shower cubicle with fitted shower and glass screen, pedestal wash hand basin, obscure uPVC double glazed window to the front, radiator, partly tiled

**Separate W.C.:** having a low flush W.C., half tiled walls, obscure uPVC double glazed window to the front

**Outside:** fully fenced enclosed garden to the rear with paved patio, lawn, outside tap and shed Block paved driveway to the front affording off road parking.



# 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: 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](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.

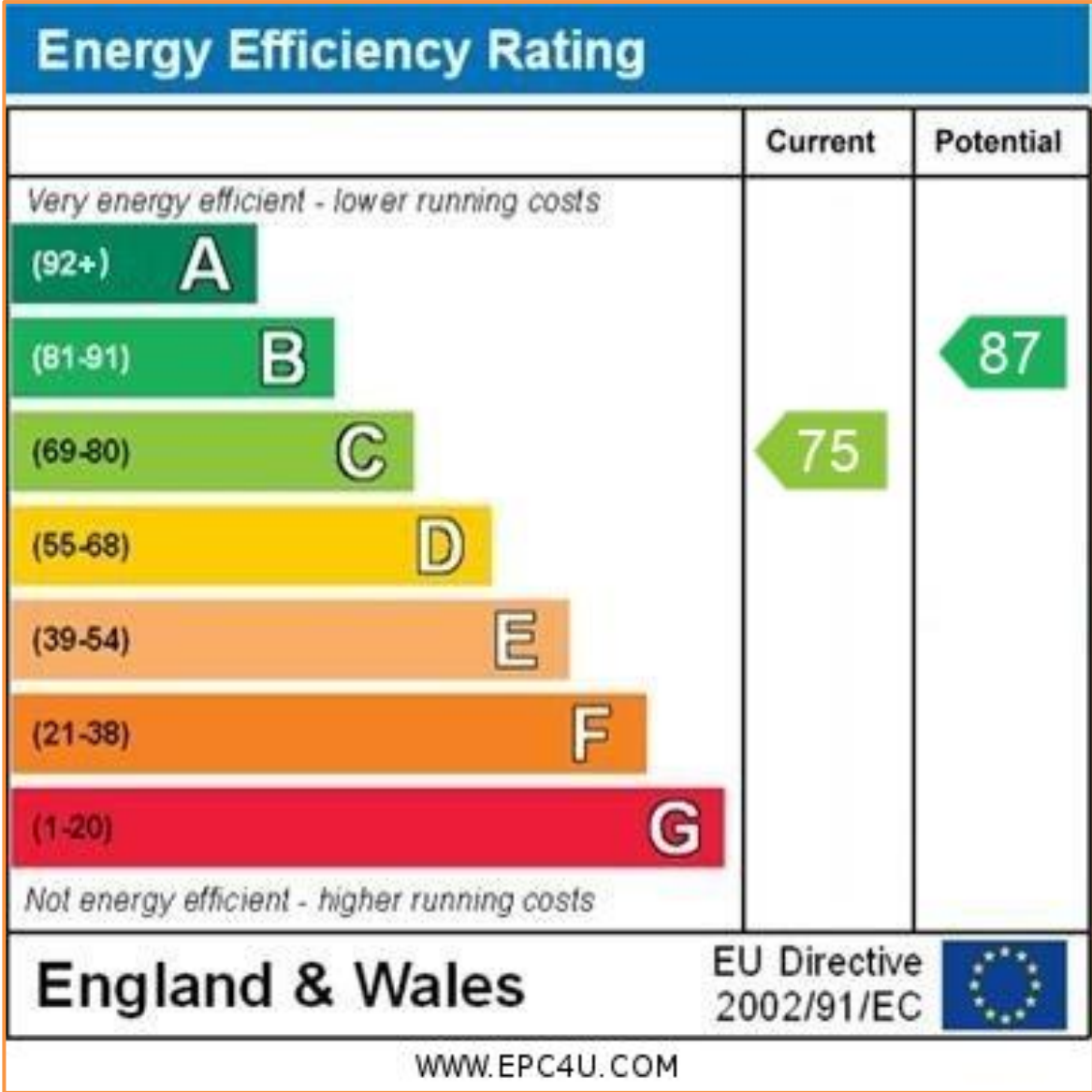
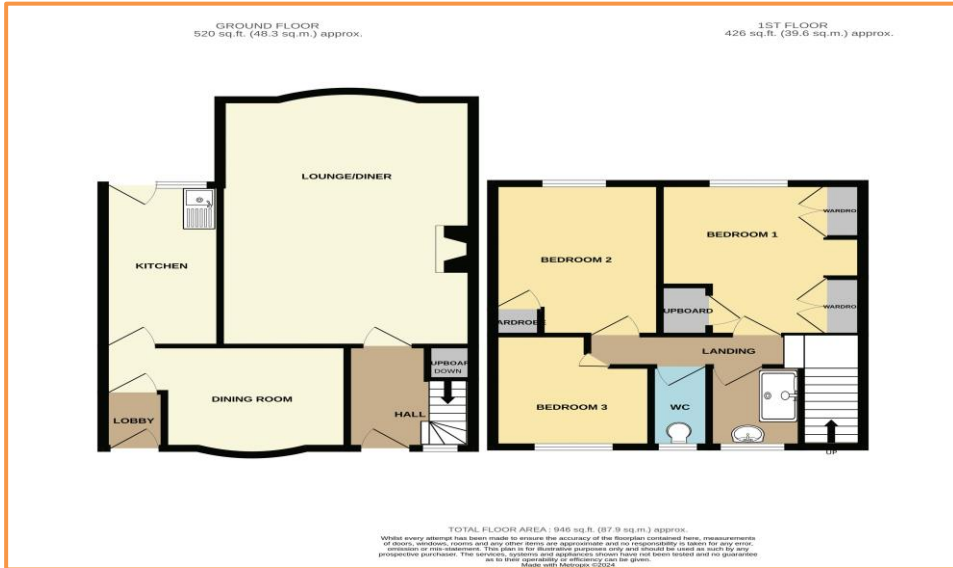
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£175,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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