



Dartford Road, Bloxwich

Walsall, WS3 2QG

SKITTS
ESTATE AGENTS

Accommodation description

A beautifully presented family home on the ever popular Dudley Fields estate in close proximity to Bloxwich. This property is ideal for those looking to take that first step on the property ladder or buyers looking for a "turnkey" home, with three bedrooms and a spacious lounge/diner with multi fuel/log burner included. To the rear is an attractive garden with shed and side access.

Hall: having double glazed door to the front, stairs leading to the first floor level, double glazed window to the side, radiator, tiled floor, under stairs storage cupboard

Lounge/Diner: 22' 11" x 13' 3" (6.99m x 4.04m) having double glazed window to the front, two radiators, fireplace with multi fuel burner, tiled floor, under floor heating in lounge area only, double glazed French style doors leading to the garden

Kitchen: 11' 5" x 8' 1" (3.49m x 2.47m) having a range of fitted light grey gloss fronted kitchen units with work tops over, stainless steel sink and drainer unit, integrated oven, hob, extractor hood, washing machine, dishwasher,

refrigerator, freezer and "Neff" microwave, wall mounted "Ideal" central heating boiler, double glazed window to the rear, radiator, stable style door to outside

On The First Floor

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

Bedroom One: 10' 11" x 10' 9" (3.33m x 3.28m) having double glazed window to the front, radiator, mirror fronted wardrobe

Bedroom Two: 11' 1" *excluding wardrobe* x 9' 6" (3.38m x 2.90m) having double glazed window to the rear, radiator, built in storage

Bedroom Three: 8' 6" x 8' 0" (2.58m x 2.43m) having double glazed window to the front, built in bed, TV point, radiator

Bathroom: 8' 0" x 6' 3" (2.43m x 1.90m) having suite comprising corner bath, W.C., wash hand basin, fully tiled walls, spots to ceiling, double glazed window to the side and rear, chrome towel rail

Outside: having block paved driveway for two cars to the front. Rear garden comprising full width patio leading to large lawn divided by pathway and further lawned area beyond, enclosed by panel fencing to all sides and shed





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

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.

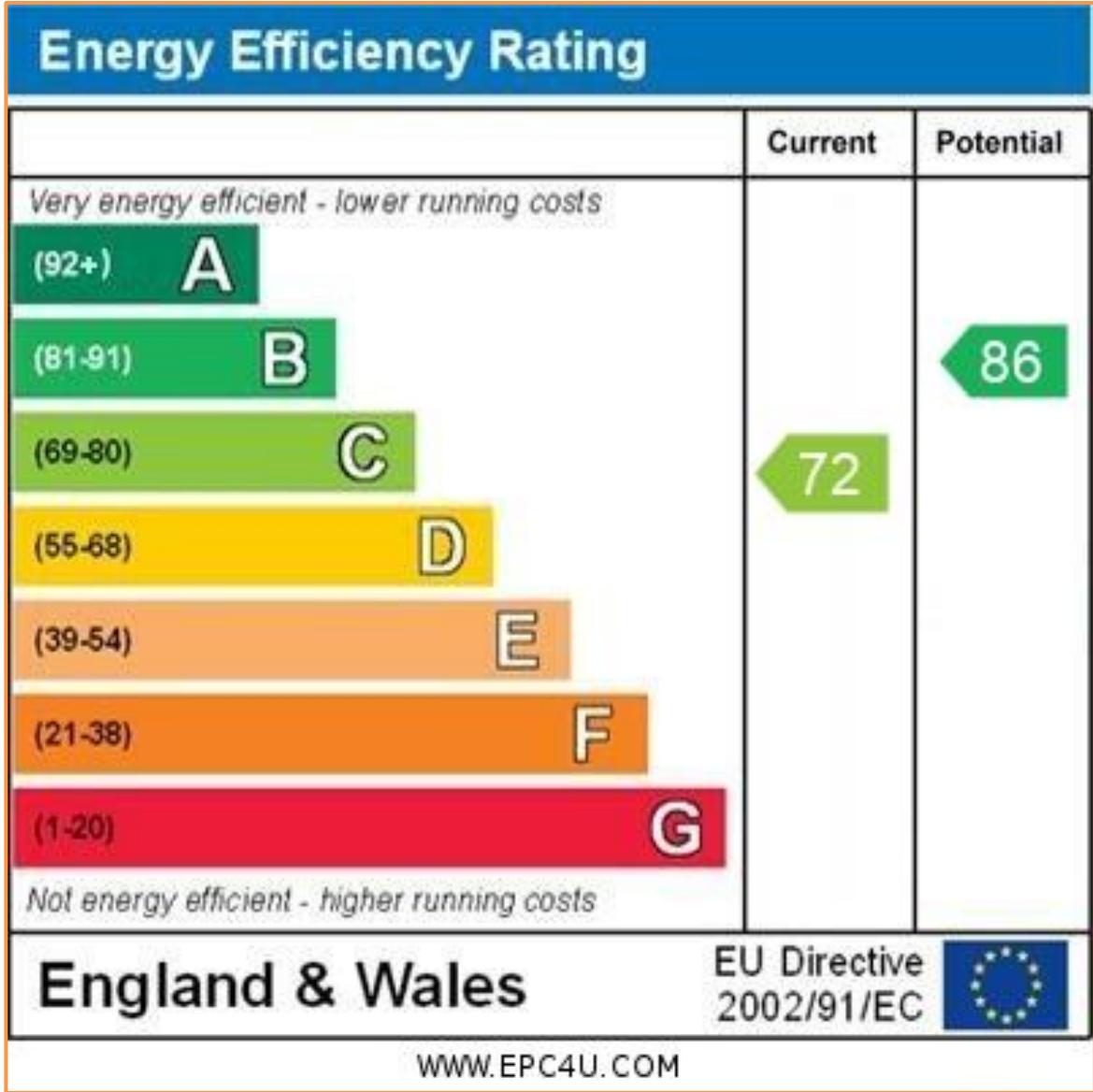
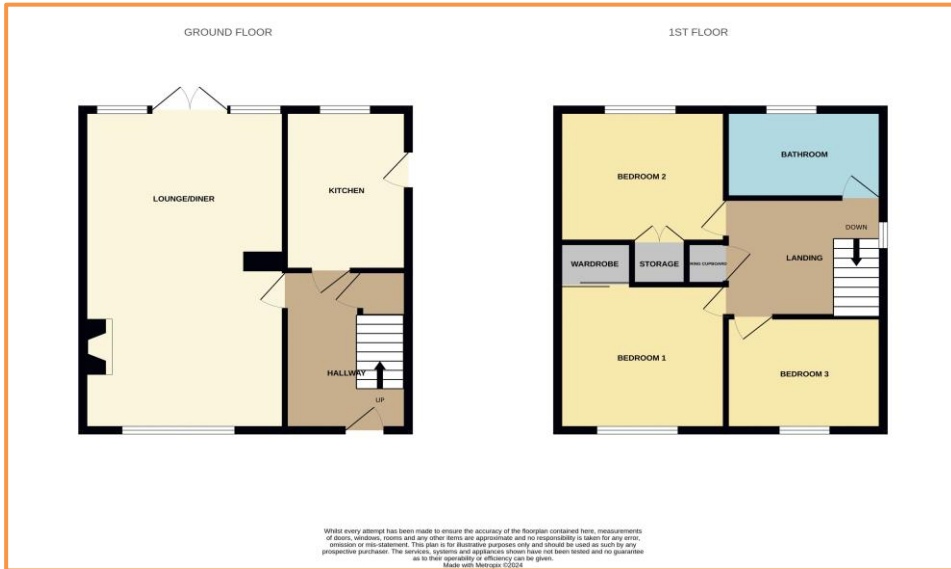
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Offers Over £205,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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