



Water Reed Grove, Leamore

Walsall, WS2 7AE

SKITTS
ESTATE AGENTS

Accommodation description

****A MODERN WELL PRESENTED TWO BEDROOM END TOWN HOUSE**** situated in a cul-de-sac location close to local schools and amenities. Ideal first time purchase. Benefits from double glazing and gas radiator central heating. Comprises of porch, entrance hall, downstairs w..c., lounge, conservatory, fitted kitchen, two double bedrooms, bathroom, enclosed rear garden, brick built outbuilding ideal for entertaining and two parking spaces to the front. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description Constructed by Messrs 'David Wilson' homes in their 'Winton style, this well appointed modern end town house offers accommodation which may well appeal to first time buyers and includes gas centrally heated and Upvc double glazed accommodation which must be viewed internally to be fully appreciated. Located in a corner position. There are two allocated parking spaces leading to an entrance porch, reception hall, downstairs w.c, fitted kitchen with oven and hob, a generous rear lounge and a superb Upvc double glazed conservatory. On the first floor there are two bedrooms and a fitted bathroom with shower. To the rear of the property there is a pleasant established rear garden and brick built

outbuilding ideal for entertaining. Briefly the property comprises of

Entrance Porch: having composite front entrance door, uPVC double glazed windows, tiled floor, uPVC double glazed door leading to:

Entrance Hall: having stairs leading to the first floor level and radiator

Downstairs W.C.: having a low flush W.C., pedestal wash hand basin, radiator, extractor fan

Kitchen: 9' 11" x 6' 7" (3.02m x 2.00m) having fitted kitchen comprising white gloss wall, drawer and base cupboard units with with wooden work surfaces over, Belfast sink, tiled splashbacks, built in electric oven, inset gas hob and extractor hood above, plumbing for washing machine, uPVC double glazed window to the front, cupboard housing the boiler

Lounge/Diner: 14' 2" x 13' 7" max into recess (4.33m x 4.14m) having under stairs storage cupboard, radiator, two uPVC double glazed windows to the rear, uPVC double glazed French style doors leading to:

Conservatory: 11' 4" x 8' 4" (3.46m x 2.55m) having uPVC double glazed windows, uPVC double glazed French style doors leading to the rear garden

On The First Floor

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

Bedroom One: 13' 7" x 9' 4" (4.15m x 2.85m) having two uPVC double glazed windows to the rear, radiator, built in wardrobe

Bedroom Two: 11' 7" x 8' 7" (3.54m x 2.61m) having two uPVC double glazed windows to the front, radiator, built in wardrobes, built in cupboard

Bathroom: Having a white suite comprising panelled bath with shower over and splash screen, pedestal wash hand basin with tiled splashback, low flush w.c, heated towel rail, extractor fan.

Outside: having two parking spaces to the front. A low maintenance enclosed fenced garden to the rear with paved patio, flower beds, side gated access, outside tap and shed

Brick Built Outbuilding: 14' 3" x 12' 3" (4.35m x 3.74m) having two uPVC double glazed windows, uPVC double glazed sliding patio doors, laminate flooring, power points and lights





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: B

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.

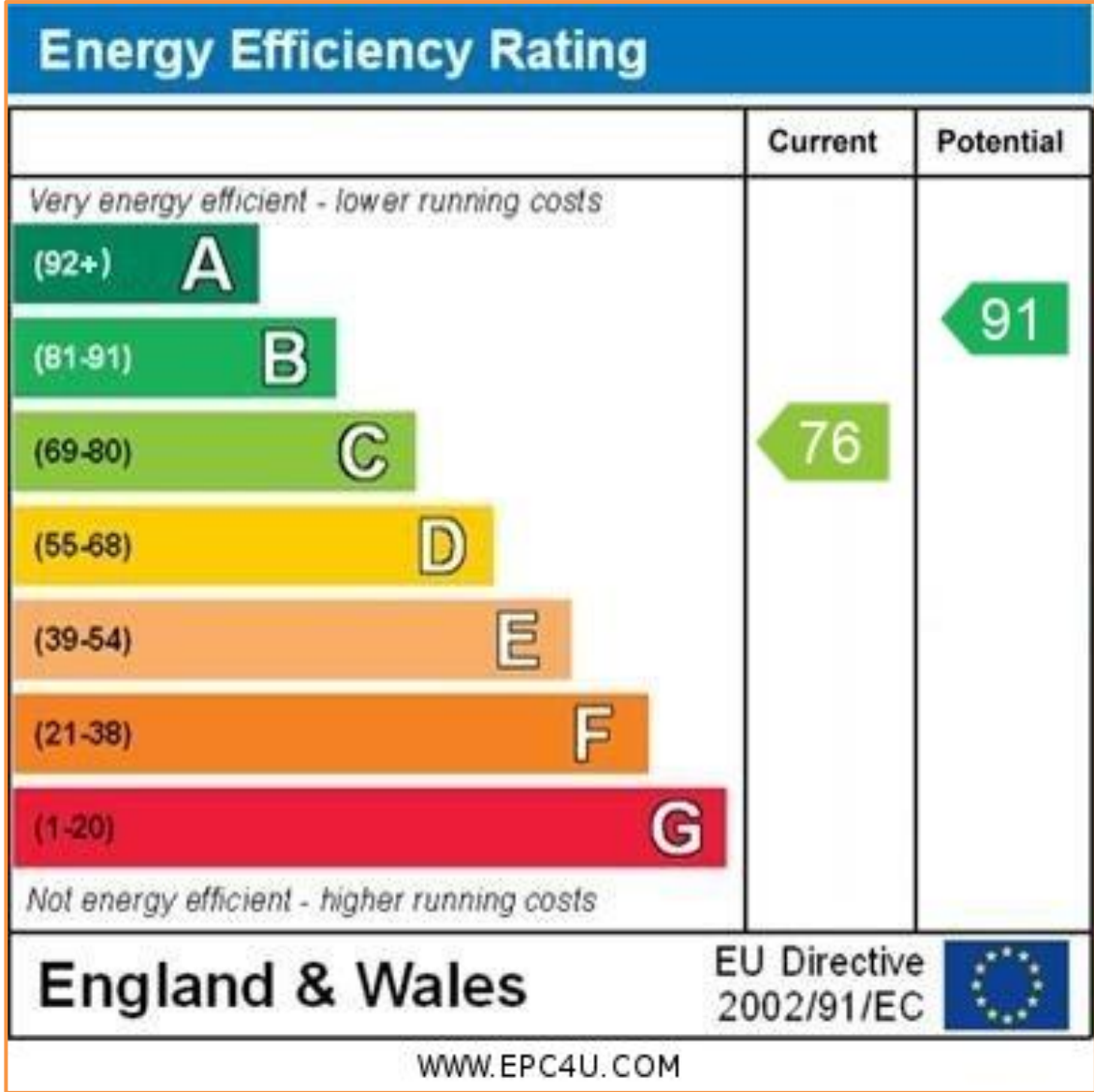
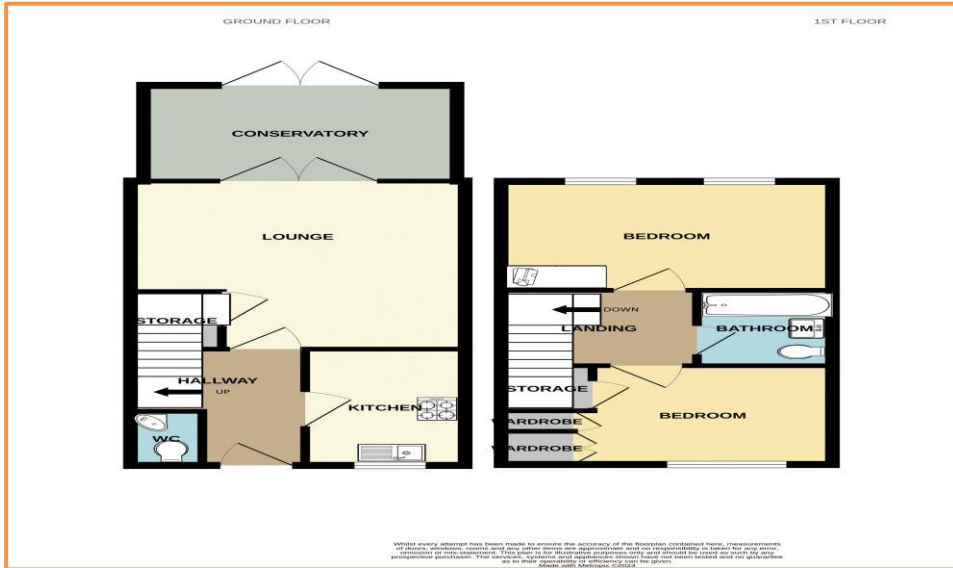
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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 in Excess of £200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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