



**12, West Street,
Walsall, WS3 2BE**

£195,000.00



IMPROVED and WELL MAINTAINED traditional end of terraced home conveniently located in the heart of Leamore with easy access to local schools, shops, bus routes and amenities. This lovely home is deceptively spacious offering generous accommodation across two floors and benefitting from a fantastic useable loft space. Upon entering, you're greeted by a spacious front sitting room, then onto the main living room, kitchen and ground floor bath/shower room. On the first floor, there are three generously sized bedrooms and stairs to an open plan useable loft space. The private rear garden has been designed for low maintenance ideal for outdoor relaxation or al fresco dining also having a multifunctional outbuilding. Don't miss the chance to make this lovely cared for home yours. **CALL SKITTS BLOXWICH** to book a viewing today on **01922 478104**.

Front Sitting room 12' 5" x 11' 5" (3.79m x 3.48m)

Living room 12' 5" x 12' 3" (3.79m x 3.73m)

Kitchen 13' 9" x 6' 10" (4.20m x 2.09m)

Bath/Shower room 8' 10" x 6' 10" (2.69m x 2.08m)

First Floor Landing

Bedroom One 9' 10" x 11' 4" (3.00m x 3.46m)

Bedroom Two 9' 5" x 9' 3" (2.86m x 2.82m)

Bedroom Three 13' 10" x 6' 11" (4.21m x 2.12m)

Useable Loft space/Hobby area

Private and enclosed rear garden

Multi functional outbuilding



BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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.

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.

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 purchaser 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 Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

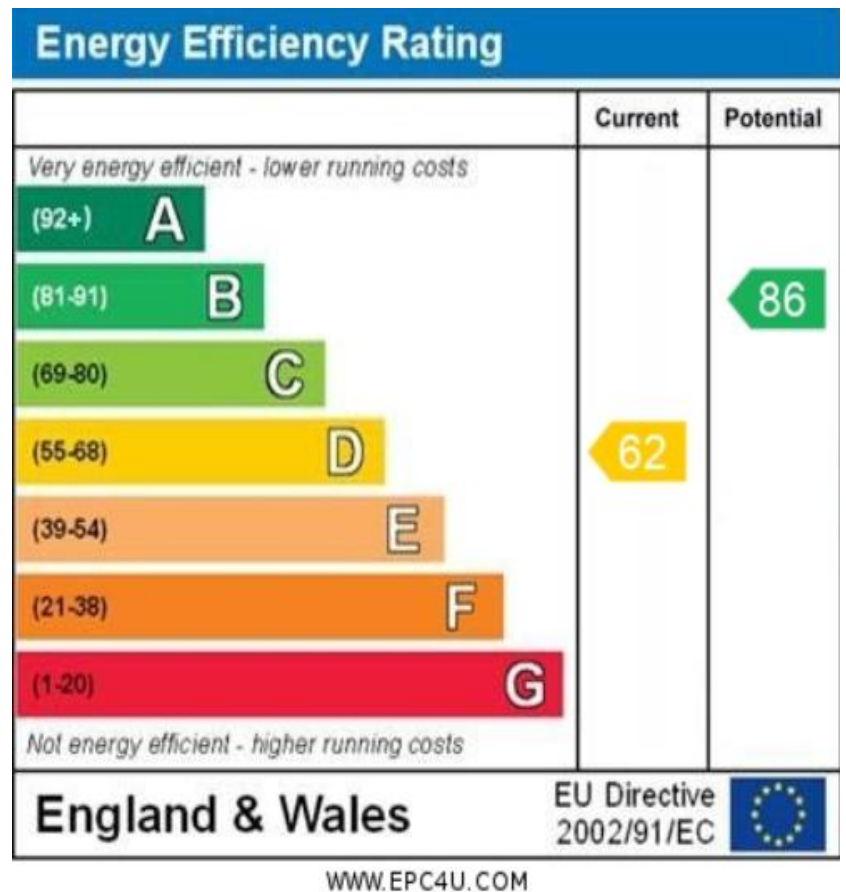
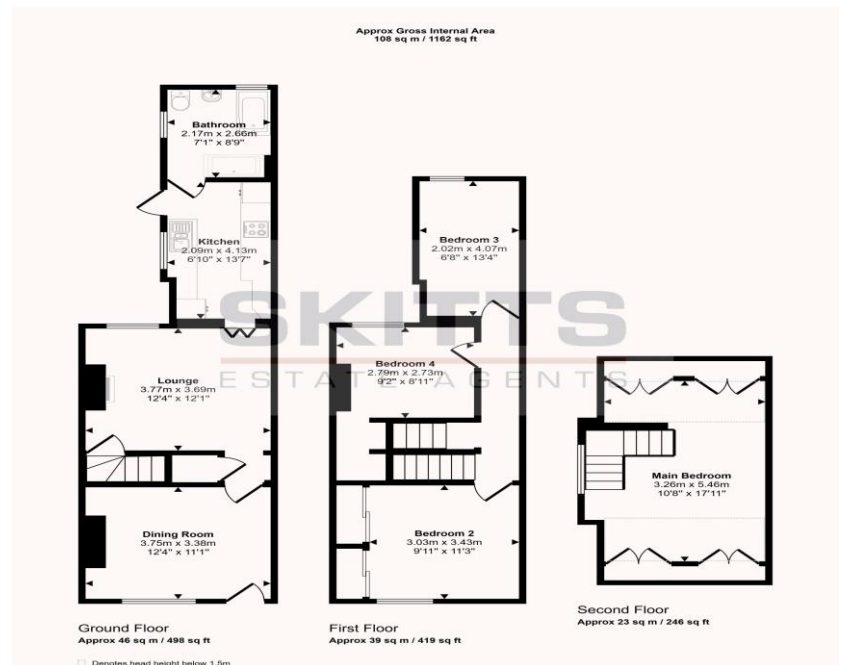
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





3 Queens Parade, High Street
Bloxwich
WS3 2EX

01922 478 104



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: