



10, Nursery Road, Bloxwich
Walsall, WS3 2BY

Offers in the region of £290,000



LOVELY END POSITION ** EXTENDED DETACHED FAMILY SIZED HOME ** QUIET CUL DE SAC POSITION ** CLOSE TO AMENITIES, SHOPS, SCHOOLS AND TRANSPORT LINKS ** SPACIOUS AND WELL MAINTAINED THROUGHOUT ** FANTASTIC POTENTIAL TO EXTEND (STP) ** THREE GOOD SIZED BEDROOMS ** MODERN FAMILY BATHROOM AND FURTHER SHOWER ROOM WC ** OPEN PLAN L SHAPED LIVING DINING ROOM ** LEAN TO GARDEN ROOM ** KITCHEN ** UTILITY ** GATED DRIVE PROVIDING AMPLE PARKING ** LARGE SIDE GARAGE ** PRIVATE REAR GARDEN ** Skitts Estate Agents are delighted to bring to market this spacious end positioned detached home extended with further potential and set within a popular location close to all local amenities including schools and shops. Internally the property comprises of Reception hallway, open plan living dining room, kitchen, utility and shower room WC, the first floor landing leads to three good sized bedrooms and a modern family bathroom. Externally there is a gated driveway to the front providing ample parking and garden, the large side garage is fantastic and there is also an enclosed private rear garden. **DON'T MISS OUT ON THIS SPACIOUS FAMILY SIZED HOME , To book a viewing call our Bloxwich office.**

Reception hall

L Shaped Living Room and dining area

Lean to garden room

Kitchen

Utility lobby area

Ground floor shower room WC

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Front garden and driveway

Large side garage

Private rear garden

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.





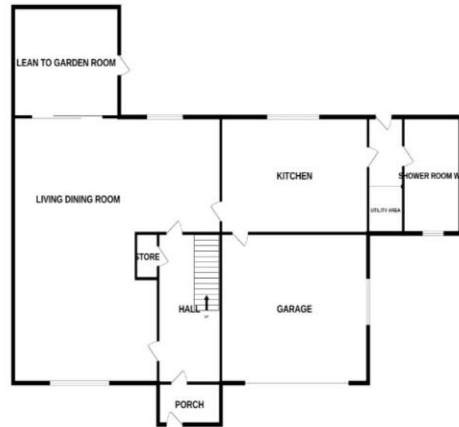
3 Queens Parade, High Street
Bloxwich
WS3 2EX

01922 478 104



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/20

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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