



**68, Ferndown Close,
Walsall, WS3 3XH**

OIEO £390,000



IMMACULATELY PRESENTED AND IMPROVED THROUGHOUT ** MODERN THREE BED DETACHED HOUSE WITH POTENTIAL TO EXTEND(STP) ** QUIET CUL DE SAC POSITION ** DESIRABLE TURNBERRY ESTATE LOCATION ** LIVING ROOM ** STUNNING OPEN PLAN KITCHEN AND DINING ROOM ** CONSERVATORY ** GUEST WC ** MODERN FAMILY BATHROOM AND EN SUITE ** GARAGE AND DRIVE ** PRIVATE REAR GARDEN ** NO CHAIN ** EASY ACCESS TO TRAIN STATION, GOLF CLUB AND SHOPS ** SOLAR PANELS TO REAR ROOF SPACE ** This beautiful example of a modern home includes a reception hall, spacious and light main lounge, stunning open plan kitchen and dining room, conservatory, rear lobby with Guest WC, the first floor offers three well-sized bedrooms(master with re fitted en suite) and a refitted family Bathroom. Externally there is a private garden to the rear, front garden with ample drive leading to a single garage. The current accommodation offers light and welcoming living space ideal for first time buyers and families. This property offers convenient access to local amenities. Within walking distance, you'll find local shops, parks and a golf club The property is well-connected, within easy reach of Public transport links including Bloxwich North train station making this an accessible location for commuters.

Entrance Porch

Reception hall

Living room 14' 11" x 13' 11" (4.54m x 4.24m)

Open plan kitchen dining entertaining room 24' 9" x 10' 3" (7.54m x 3.12m)

Conservatory 10' 11" x 9' 7" (3.32m x 2.91m)

Rear lobby

Guest WC

First Floor Landing

Bedroom One 13' 7" x 9' 11" (4.13m x 3.02m)

En suite 6' 0" x 5' 9" (1.83m x 1.76m)

Bedroom Two 10' 6" x 8' 8" (3.20m x 2.65m)

Bedroom Three 9' 1" x 8' 10" (2.78m x 2.69m)

Family Bathroom 6' 2" x 5' 5" (1.87m x 1.66m)

Front drive and garden

Private and enclosed rear garden

Single garage 16' 1" x 7' 9" (4.91m x 2.36m)

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.

AGENTS NOTE Seller has advised there solar panels on the rear roof space leased with A Shade Greener.

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.



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

SIGNED :

DATE: