



**5, Canning Road,
Walsall, WS5 3HN**

Offers in Excess of £275,000.00



SPACIOUS SEMI DETACHED HOME ** NO ONWARD CHAIN ** WELL MAINTAINED THROUGHOUT HOWEVER WILL REQUIRE UPDATING ** PRIVATE REAR GARDEN ** THREE BEDROOMS ** POTENTIAL TO EXTEND (STP) ** CONVENIENT ACCESS TO LOCAL SCHOOLS, AMENITIES AND M6 MOTORWAY ** TWO RECEPTION ROOMS ** GARAGE AND DRIVE ** Skitts Estate Agents are proud to bring to market this lovely three bedroom semi detached home having been well maintained whilst offering future potential with updating required. The property has easy access to local schools, shops, amenities and transport links inc the M6. Upon entering hallway there is a staircase with understairs storage, doors radiating off to a main lounge, dining room with access to the kitchen , rear lobby, guest WC and utility room. On the first floor, there are three generously sized bedrooms and a modern family bathroom. The rear garden is private, to the front there is ample parking with a drive leading to the side garage. Don't miss the chance to make this lovely cared for home yours. **CALL SKITTS BLOXWICH** to book a viewing today.

Reception hall

Living Room 13' 6" x 10' 9" (4.12m x 3.28m)

Dining Room 10' 6" x 8' 4" (3.19m x 2.53m)

Kitchen 8' 4" x 9' 5" (2.53m x 2.87m)

First Floor Landing

Bedroom One 11' 5" x 10' 5" (3.47m x 3.18m)

Bedroom Two 10' 3" x 8' 8" (3.12m x 2.63m)

Bedroom Three 6' 9" x 6' 6" (2.06m x 1.98m)

Family Bathroom 8' 2" x 5' 7" (2.49m x 1.71m)

Front garden and drive

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 availability or efficiency can be given.
Made with Ideogram 12/2/25

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81

England & Wales

EU Directive
2002/91/EC



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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: