



**255a, Sneyd Lane,
Walsall, WS3 2LR**

Offers in the region of £370,000



**** MODERN FAMILY SIZED FIVE BED DETACHED HOUSE ****
EXTENDED, IMPROVED AND WELL MAINTAINED ** QUIET CUL DE
SAC POSITION ** DESIRABLE RESIDENTIAL DEVELOPMENT **
EXTENDED LIVING AND FAMILY ROOM ** DINING/SITTING ROOM
**** MODERN FITTED KITCHEN ** GUEST WC ** MODERN**
BATH/SHOWER ROOM AND EN SUITE ** GARAGE AND DRIVE **
PRIVATE REAR GARDEN ** NO CHAIN ** The accommodation includes a reception hall, guest WC, spacious and light EXTENDED main lounge and family room, sitting/dining room and kitchen, the extended first floor offers five well-sized bedrooms(master with en suite) and a family Bath/shower room. Externally there is a private garden to the rear and drive to the front leading to a single garage. The current accommodation offers light and welcoming living space ideal for families. This property offers convenient access to local amenities. Within walking distance, you'll find local shops and parks. The property is well-connected, with easy reach of Public transport links including Bloxwich train stations and bus routes making this an accessible location for commuters. To arrange a viewing contact the Bloxwich office.

Reception hall

Guest WC

Living Room

Dining Room

Kitchen and utility room

First Floor Landing

Bedroom One

En suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Driveway

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 plans, elevations, views 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 not be used as such by any prospective purchaser. The purchaser, solicitor and valuer must make their own enquiries and verify the accuracy of the information given. Plans not to scale 1:500.

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