



**3, Wilkes Avenue,  
Walsall, WS2 0HH**

**£245,000.00**



**\*\* TRADITIONAL EXTENDED SEMI DETACHED HOME \*\* VERY WELL MAINTAINED THROUGHOUT \*\* PRIVATE REAR GARDEN \*\* THREE BEDROOMS \*\* CONVENIENT ACCESS TO LOCAL SCHOOLS, SHOPS AND M6 \*\* LOUNGE \*\* STUNNING OPEN PLAN KITCHEN DINING ROOM \*\* REAR LOBBY WITH UTILITY ROOM WITH WC \*\* LARGE FRONT DRIVE \*\* NO ONWARD CHAIN \*\*** Skitts Estate Agents are proud to bring to market this lovely EXTENDED traditional three bedroom semi detached home having been improved and maintained whilst offering NO ONWARD CHAIN. The property has easy access to local schools, shops, amenities and transport links inc the M6. Upon entering the front porch your are greeting by a welcoming hallway, there is a door radiating off to a main lounge, and the stunning open plan kitchen dining room, the useful rear lobby provides access to the guest washroom WC and utility room. On the first floor, there are three generously sized bedrooms and a modern family shower room. The rear garden is private, to the front there is ample parking with a large walled driveway. Don't miss the chance to make this lovely cared for home yours. CALL SKITTS BLOXWICH to book a viewing today.

**Entrance Porch**

**Reception hall**

**Living room** 13' 5" x 12' 6" (4.08m x 3.82m)

**Open plan kitchen dining room** 19' 5" x 10' 0" (5.91m x 3.06m)

**Rear covered lobby area**

**Washroom WC** 5' 5" x 4' 9" (1.65m x 1.45m)

**Utility room** 7' 7" x 4' 7" (2.32m x 1.40m)

**First Floor Landing**

**Bedroom One** 13' 3" x 10' 2" (4.04m x 3.11m)

**Bedroom Two** 11' 7" x 10' 10" (3.52m x 3.30m)

**Bedroom Three** 8' 4" x 7' 1" (2.54m x 2.16m)

**Shower Room** 7' 7" x 5' 10" (2.31m x 1.78m)

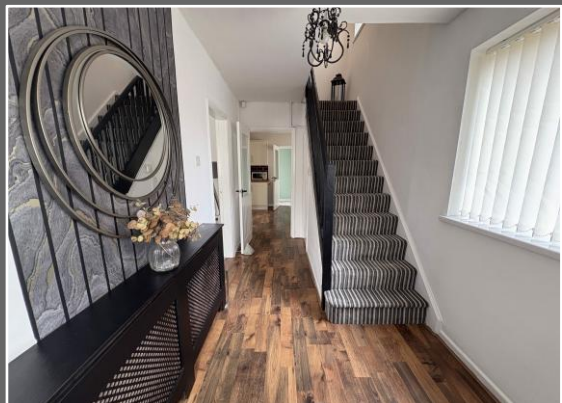
**Large front driveway**

**Private landscaped 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  
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WS3 2EX

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GROUND FLOOR

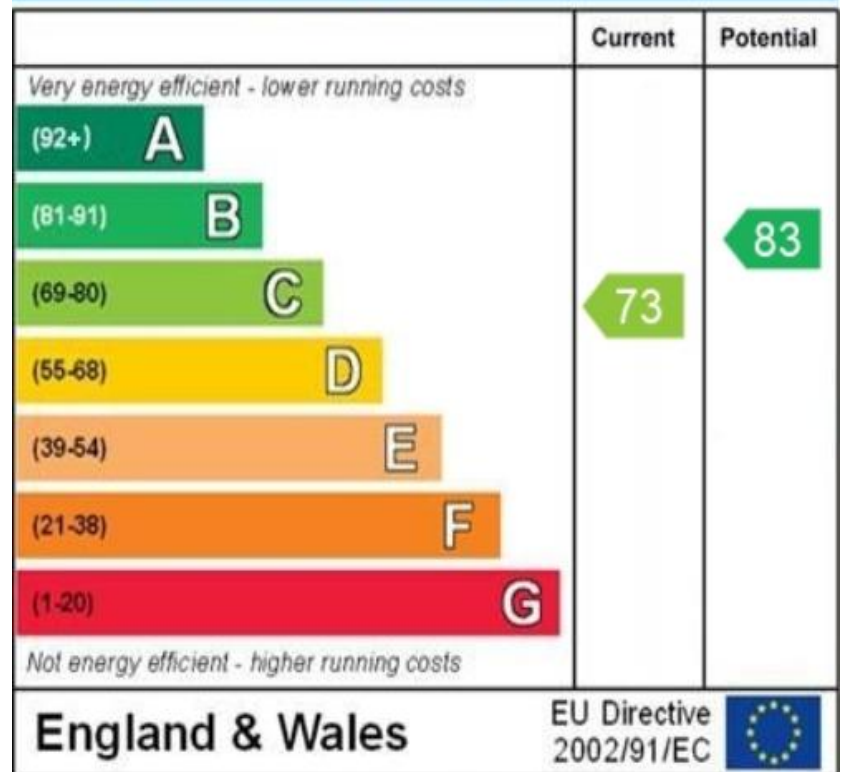


1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurement of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error or omission in this statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issued with Marketing 10/05/20

## Energy Efficiency Rating



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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: .....