



**43, Remington Road,
Walsall, WS2 7EJ**

£190,000.00



**** IMPRESSIVE TRADITIONAL END TERRACED HOME **** NEWLY REFURBISHED AND IMPROVED TO A HIGH STANDARD THROUGHOUT ** NO ONWARD CHAIN ** THREE BEDROOMS ** SPACIOUS MAIN LIVING ROOM ** MODERN FITTED KITCHEN DINING ROOM ** UTILITY AREA ** LARGE PRIVATE REAR GARDEN ** This traditional end of terraced home conveniently located with easy access to local schools, shops, bus routes, amenities and train station. This lovely traditional home is deceptively spacious offering generous newly refurbished accommodation across two floors and benefitting from gas central heating, a large private rear garden and NO ONWARD CHAIN. The ground floor accommodation consists of an entrance porch, reception hall, spacious front living room, then onto an impressive refitted open plan kitchen dining room and utility area. On the first floor, there are three bedrooms and refitted modern bathroom. The large private rear garden is ideal for outdoor relaxation or al fresco dining also having a multifunctional outbuilding. 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' 10" x 12' 7" (4.21m x 3.84m)

Rear lobby with understairs store

Modern fitted kitchen 9' 7" x 8' 11" (2.91m x 2.73m)

Utility room and washroom WC 6' 6" x 5' 7" (1.99m x 1.70m)

First Floor Landing

Bedroom One 9' 5" x 8' 11" (2.88m x 2.73m)

Bedroom Two 14' 3" x 6' 9" (4.34m x 2.06m)

Bedroom Three 10' 8" x 8' 11" (3.24m x 2.73m)

Modern family bathroom 6' 8" x 5' 5" (2.02m x 1.65m)

Front garden and side storage area with store

Large 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.

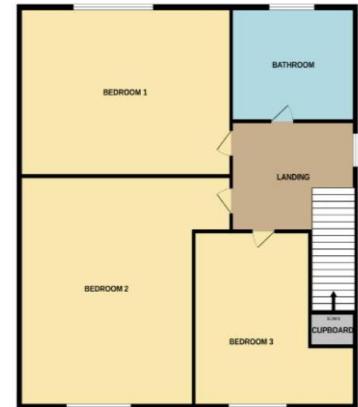
As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an 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.



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 errors, omissions or inaccuracies. The floorplan is for sales and marketing purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given. Made with Viewgen



**3 Queens Parade, High
Street
Bloxwich
WS3 2EX**

01922 478 104

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

SIGNED :

DATE: