



**97, Broadway North,
Walsall, WS1 2QD**

Offers Over £390,000.00



HIGHLY IMPRESSIVE TRADITIONAL HOME OFFERING GENEROUS LIVING SPACE WITH HUGE POTENTIAL TO EXTEND AND CREATE CONSIDERABLE LIVING ACCOMMODATION(STP) WHILST ENJOYING A LOVELY POSITION BACKING ONTO THE ARBORETUM. Skitts Estate Agents in Bloxwich are delighted to present this traditional-style semi-detached home, located in the sought-after area of Broadway North, Walsall. This charming property boasts an enviable location, backing onto the beautiful Walsall Arboretum—a stunning country park with picturesque lakes situated in the heart of Walsall. Ideally located just ten minutes from the M6 and close to local and main transport links, this home offers both convenience and tranquility. The property is set on a generous plot, with a large driveway offering off-road parking for up to six cars and access to a garage. Upon entering, you are greeted by a spacious entrance hall that leads to the main living areas. The dining room is a substantial space, featuring a large bay window, integrated shelving and cupboards flanking the chimney breast, and a working fireplace. Adjoining the dining room via double glazed doors is the lounge, a cozy and bright room with double patio doors that open to the garden and a working log fire, providing a natural flow of light between both rooms. The kitchen is well-proportioned and features units along all four walls, offering ample storage, as well as integrated appliances and a large window that brings in plenty of light. Adjacent to the kitchen is a utility room providing additional storage, access to guest WC, space for appliances, and direct access to the garden. Adjoining this is the garage entrance. Upstairs, the property comprises three bedrooms and a bathroom. The main bedroom is a generous space with a large bay window at the front of the property, allowing plenty of natural light. The second bedroom includes fitted double wardrobes and large windows offering stunning views over the Arboretum. The third bedroom also benefits from fitted wardrobes, a window, and views of the park. The bathroom features a bath with a shower, WC, and sink. The loft is partially boarded, offering additional storage potential. The private rear garden is a standout and features a large grassed area, perfect for families or those who enjoy gardening. This property presents a fantastic opportunity to modernise and add your own personal touch, with its abundance of space, character, and stunning location.

Entrance Hall

Dining Room: 15' 1" x 11' 4" (4.59m x 3.45m)

Lounge: 13' 2" x 11' 1" (4.01m x 3.37m)

Kitchen: 11' 8" x 9' 9" (3.56m x 2.98m)

Utility: 8' 9" x 6' 4" (2.67m x 1.93m)

On The First Floor

Landing

Main Bedroom: 15' 2" x 11' 8" (4.62m x 3.56m)

Bedroom Two: 13' 6" x 11' 4" (4.12m x 3.46m)



Bedroom Three: 10' 0" x 8' 8" (3.04m x 2.64m)

Bathroom: 8' 7" x 6' 0" (2.62m x 1.83m)

Garage: 13' 0" x 6' 9" (3.97m x 2.05m)

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.

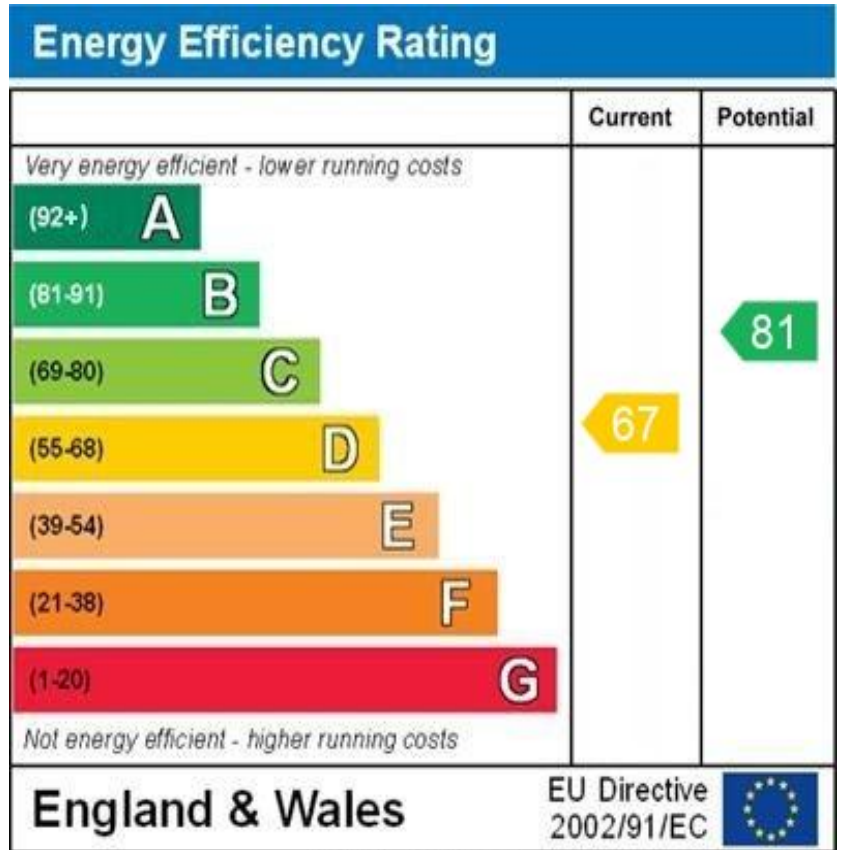
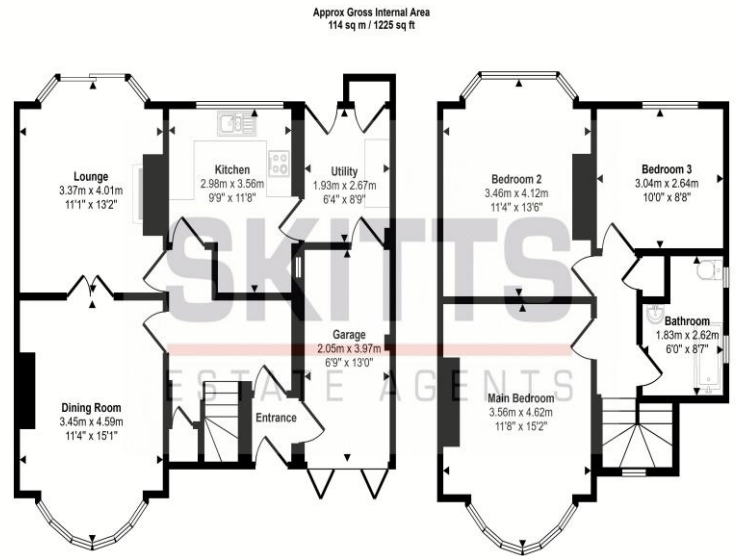
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

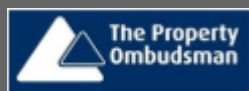
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: