



**52, Westway,
Walsall, WS4 1DH**

£275,000.00



**** SPACIOUS SEMI DETACHED HOME ** QUIET CUL DE SAC POSITION ** SOUGHT AFTER LOCATION ** NO ONWARD CHAIN ** WELL MAINTAINED THROUGHOUT HOWEVER WILL REQUIRE UPDATING ** MATURE PRIVATE REAR GARDEN ** TWO LARGE RECEPTION ROOMS ** CONSERVATORY ** UTILITY/WC ** KITCHEN ** BATH/SHOWER ROOM ** THREE BEDROOMS ** POTENTIAL TO EXTEND (STP) ** CONVENIENT ACCESS TO LOCAL SCHOOLS, AMENITIES AND SHOPS ** LARGE SIDE GARAGE AND DRIVE **** Skitts Estate Agents are proud to bring to market this lovely traditional three bedroom semi detached home situated in a quiet cul de sac within a very popular location having been well maintained whilst offering future potential with updating required. The property has easy access to local schools, shops, amenities and transport links. Upon entering there is an entrance porch leading to the hallway with a staircase with understairs storage, doors radiating off to a main lounge, dining room, with access to conservatory, kitchen with access to garage and utility/wc. On the first floor, there are three generously sized bedrooms and a family bath/shower room. The beautiful rear garden is mature and private, to the front there is ample parking with a drive leading to the large side garage. 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 12' 9" x 12' 1" (3.89m x 3.69m)

Dining/sitting room 11' 8" x 11' 5" (3.56m x 3.48m)

Conservatory 15' 9" x 7' 10" (4.81m x 2.39m)

Kitchen 8' 2" x 8' 6" (2.50m x 2.58m)

Utility/WC 5' 9" x 6' 0" (1.76m x 1.82m)

First Floor Landing

Bedroom One 14' 3" x 11' 2" (4.34m x 3.41m)

Bedroom Two 11' 8" x 9' 5" (3.56m x 2.86m)

Bedroom Three 7' 7" x 7' 4" (2.32m x 2.23m)

Family bath/shower room 8' 9" x 7' 7" (2.66m x 2.32m)

Front garden and driveway

Large side garage

Mature 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.





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We have every attempt to ensure the accuracy of the floorplan contained here. Measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee is given to their operation or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: