



**61, Evesham Crescent,
Walsall, WS3 2TL**

Offers Over £195,000.00



**** TRADITIONAL SEMI DETACHED HOME ** NO ONWARD CHAIN
** THREE BEDROOMS ** LARGE MAIN LIVING ROOM ** OPEN
PLAN KITCHEN DINER ** SIDE UTILITY STORE ** BATHROOM AND
WC ** DRIVE ** REAR GARDEN **** This traditional semi detached home is conveniently located with easy access to local schools, shops, bus routes, train station and amenities. This impressive property is deceptively spacious offering generous accommodation across two floors for first time buyers and families and also benefits from a having a front driveway and private rear garden. On the ground floor there is a reception hall, living room, fitted kitchen diner and useful side utility store room. On the first floor, there are three good sized bedrooms and a modern bathroom and WC. Externally there is a double drive to front and a private rear garden. Don't miss the chance to make this lovely home yours. CALL SKITTS BLOXWICH to book a viewing today.

Reception hallway

Living Room 15' 11" x 15' 0" (4.85m x 4.57m)

Kitchen dining room 13' 11" x 9' 7" (4.23m x 2.91m)

Utility store 10' 2" x 4' 10" (3.09m x 1.48m)

First Floor Landing

Bedroom One 13' 0" x 10' 5" (3.96m x 3.17m)

Bedroom Two 10' 10" x 9' 8" (3.31m x 2.94m)

Bedroom Three 8' 7" x 7' 11" (2.61m x 2.41m)

Family Bathroom 8' 0" x 5' 6" (2.44m x 1.68m)

Front 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

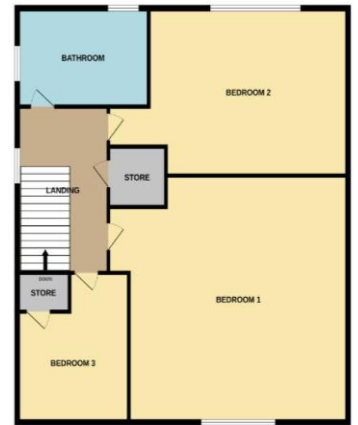
01922 478 104



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/05

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: