



39, High Street, Bloxwich
Walsall, WS3 2BZ

Offers Over £170,000.00



**** TRADITIONAL SEMI DETACHED HOME ** NO ONWARD CHAIN**
**** THREE BEDROOMS ** LARGE MAIN LIVING ROOM ** MODERN**
OPEN PLAN KITCHEN DINING ROOM ** DOWNSTAIRS WC **
BATH/SHOWER ROOM AND WC ** DRIVE ** PRIVATE REAR
GARDEN WITH GATED ACCESS ** CLOSE TO AMENITIES, SHOPS
AND SCHOOLS ** This traditional semi detached home is conveniently located with easy access to local schools, shops, bus routes, train station and amenities. This 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 with gated access. On the ground floor there is a side entrance porchway, living room, WC and extended fitted kitchen dining room. On the first floor, there are three good sized bedrooms and a modern bath/shower room and WC. Externally there is a double drive to front and a private rear garden with secure rear gated access. Don't miss the chance to make this lovely home yours. CALL SKITTS BLOXWICH to book a viewing today.

Side entrance porchway

Open plan kitchen dining room 17' 1" x 13' 8" (5.21m x 4.16m)

WC

Living Room 15' 3" x 13' 7" (4.66m x 4.14m)

First Floor Landing

Bedroom One 13' 9" x 10' 11" (4.19m x 3.34m)

Bedroom Two 12' 2" x 7' 6" (3.72m x 2.28m)

Bedroom Three 9' 2" x 6' 2" (2.79m x 1.87m)

Bath shower room WC 10' 8" x 4' 11" (3.25m x 1.49m)

Double front driveway

Private rear garden

Secure rear gated access

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.





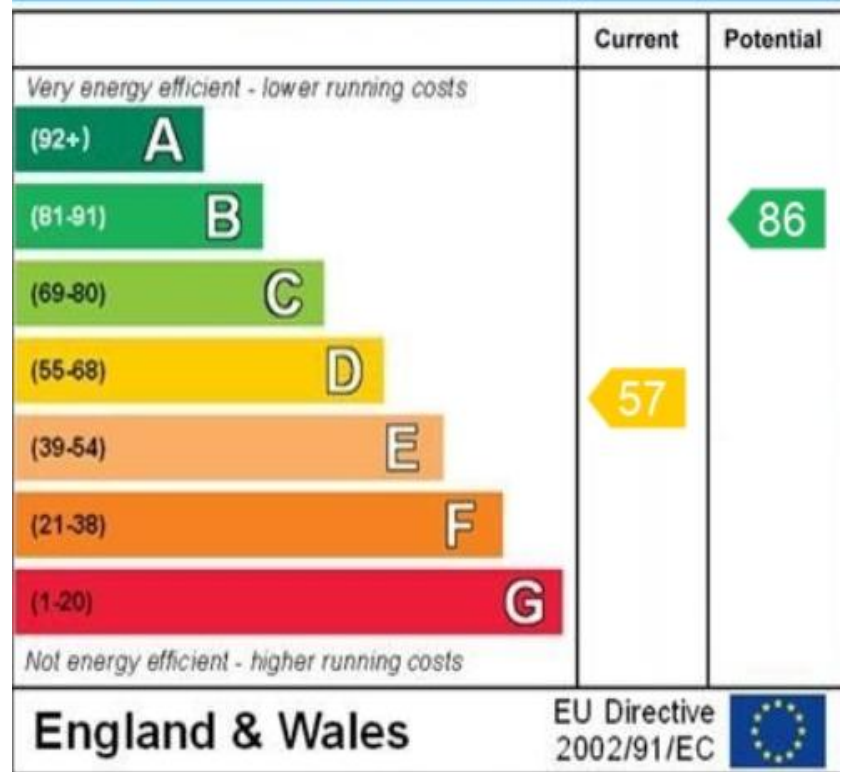
3 Queens Parade, High Street
Bloxwich
WS3 2EX

01922 478 104



We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floorplan is for illustrative purposes only and should not be used as such for any prospective purchase. The symbols, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with drawings 12/2017

Energy Efficiency Rating



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

SIGNED :

DATE: