



**139, Harrison Street,  
Walsall, WS3 3HN**

**Offers Over £170,000.00**



**\*\* IMPRESSIVE TRADITIONAL TERRACED HOME \*\* VERY WELL MAINTAINED THROUGHOUT \*\* TWO DOUBLE BEDROOMS \*\* TWO LARGE RECEPTION ROOMS \*\* MODERN BREAKFAST KITCHEN \*\* MODERN BATHROOM \*\* PRIVATE REAR GARDEN \*\* TOWN CENTRE LOCATION \*\* IDEAL FIRST TIME BUYER HOME \*\*** This traditional terraced home is conveniently located in the heart of Bloxwich with easy access to local schools, shops, bus routes, amenities and train station. This lovely home is deceptively spacious offering generous accommodation across two floors and benefits from a private rear garden. Upon entering, you're greeted by a spacious front dining room, then onto the rear living room with access to the breakfast kitchen and then onto the ground floor modern re fitted bathroom. On the first floor, there are two double sized bedrooms. There is an enclosed rear yard area with access to a very well maintained private rear garden. Don't miss the chance to make this lovely cared for home yours. **CALL SKITTS BLOXWICH** to book a viewing today.

**Dining sitting room** 11' 1" x 10' 0" (3.37m x 3.04m)

**Living Room** 12' 5" x 11' 4" (3.78m x 3.46m)

**Kitchen breakfast room** 14' 4" x 6' 3" (4.38m x 1.91m)

**Bathroom** 8' 2" x 6' 4" (2.48m x 1.93m)

**First Floor Landing**

**Bedroom One** 12' 6" x 11' 5" (3.80m x 3.48m)

**Bedroom Two** 11' 1" x 10' 1" (3.39m x 3.07m)

**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.

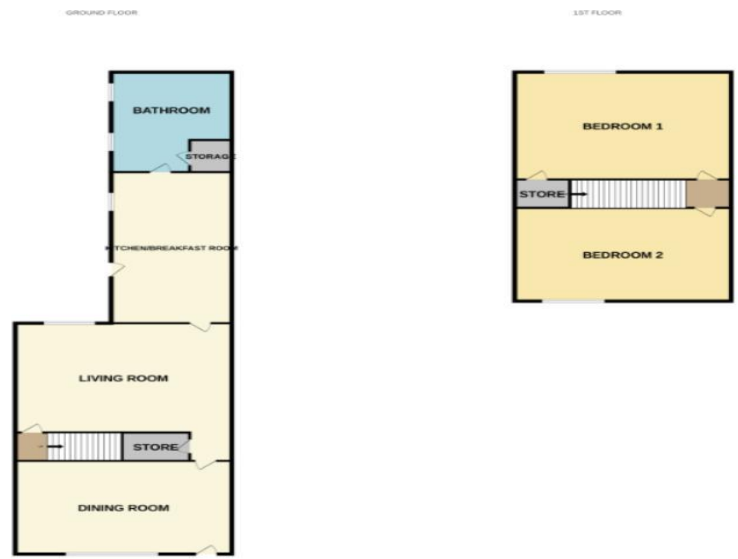
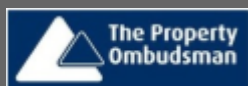
As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an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





**01922 478 104**



*Wildfire energy attempts have been made to ensure the accuracy of the European contained heat measurements of direct, indirect, radiant and any other losses are appropriate and co-ordinability it seems for any event, reduction or risk scenario. This plan is for illustrative purposes only and should not used as such by any prospective purchaser. The authors, writers and speakers who have been listed and no guarantee as to their capability or efficiency can be given.*

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