



**174, Stoney Lane,
Walsall, WS3 3DN**

£160,000.00



**** TRADITIONAL MID TERRACED HOME ** THREE BEDROOMS ****
CONVENIENT ACCESS TO TRAIN STATION, SHOPS, AMENITIES AND
SCHOOLS ** SPACIOUS MAIN LIVING ROOM ** DOWNSTAIRS WC
**** CONSERVATORY ** FIRST FLOOR SHOWER ROOM WC ****
KITCHEN DINER PRIVATE REAR GARDEN WITH CARPORT ** NO**
ONWARD CHAIN ** This traditional mid terraced home is situated
 with easy access to local schools, shops, bus routes, train station
 and amenities. The property is deceptively spacious offering
 generous accommodation across two floors for first time buyers,
 families and investors and also benefits from a having a private
 rear garden with carport and offers no no onward chain. On the
 ground floor there is an entrance porch, reception hall, downstairs
 WC, living room, kitchen diner and conservatory. On the first floor,
 there are three bedrooms and a shower room WC. Externally there
 is a front garden, private rear garden AND carport Don't miss the
 chance to make this property yours. CALL SKITTS BLOXWICH to
 book a viewing today.

Entrance Porch

Reception hall

Living Room 13' 1" x 12' 4" (3.99m x 3.76m)

Kitchen Diner 15' 6" x 12' 1" (4.72m x 3.69m)

inner lobby area

Downstairs WC

Conservatory 10' 10" x 9' 4" (3.31m x 2.85m)

First floor landing

Bedroom One

Bedroom Two 11' 7" x 9' 5" (3.53m x 2.87m)

Bedroom Three 9' 3" x 5' 11" (2.81m x 1.80m)

Shower room WC 6' 2" x 5' 10" (1.88m x 1.77m)

Front garden

Private rear garden

carport

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.

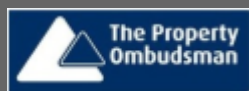
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



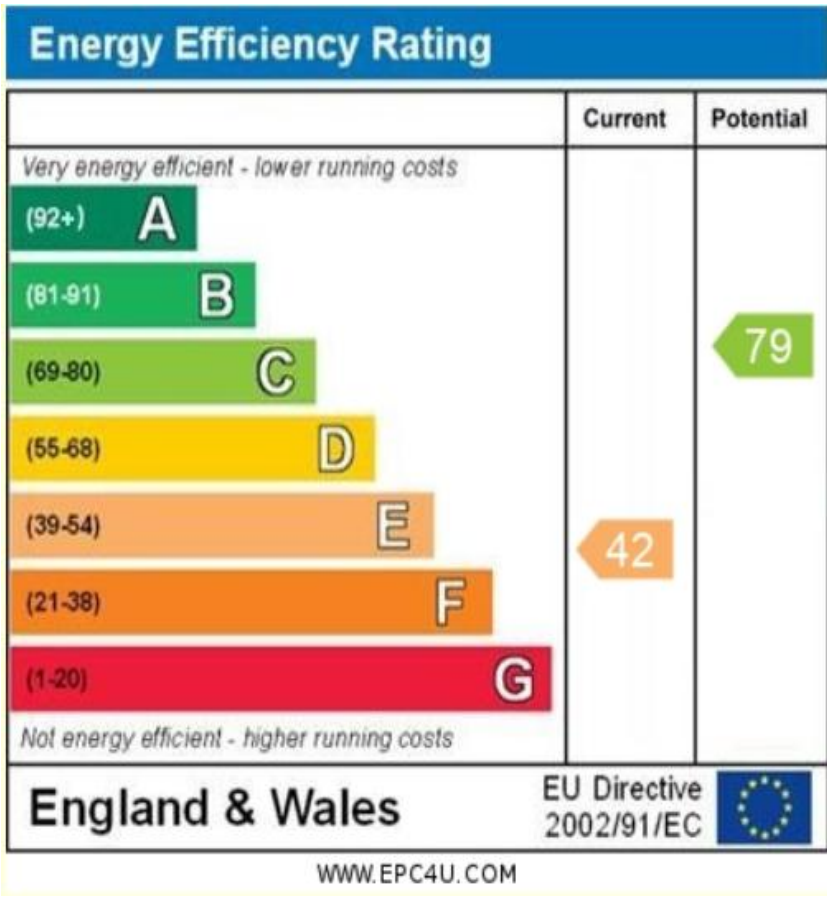


3 Queens Parade, High Street
Bloxwich
WS3 2EX

01922 478 104



Weed every attempt has been made to ensure the accuracy of the description contained herein. Measurements of areas and volumes are given and any other details are approximate and are not intended to be used for any other purpose. This plan is for information purposes only and should be used as a guide only. The seller accepts no responsibility for any errors or omissions. Plans are shown for information only.



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: