



123, Station Street, Cheslyn Hay
Walsall, WS6 7EG

Offers Over £210,000.00



**** WELL PRESENTED THROUGHOUT ** NO ONWARD CHAIN ****
THREE GOOD SIZED FIRST FLOOR BEDROOMS ** TWO LARGE
RECEPTION ROOMS ** EXCELLENT SCHOOLS AND TRANSPORT
LINKS ** KITCHEN ** REAR LOBBY AND SIDE STORE ROOM **
ENCLOSED LARGE PRIVATE MATURE REAR GARDEN ** CLOSE TO
LOCAL SHOPS, AMENITIES AND ACCESS TO M6 AND TRAIN
STATION AT LANDYWOOD ** VIEWING ADVISED ** This well-presented and spacious traditional terraced home offers excellent school catchments, transport links to M6 and train station, local shops and amenities. The accommodation consists on the ground floor of a front living room, middle dining sitting room, kitchen, rear lobby, side storage room and bathroom. On the first floor, there are generously sized bedrooms. Externally, there is a vehicle access to to the rear with parking spaces and a large mature and private rear garden. This property is deceptively spacious and would attract both families and first time buyers. To arrange a viewing contact the Bloxwich office.

Front Lounge 12' 4" x 12' 0" (3.76m x 3.66m)

Dining sitting room 12' 4" x 11' 11" (3.77m x 3.64m)

Kitchen 10' 5" x 6' 9" (3.18m x 2.07m)

Rear lobby area

Bathroom 6' 6" x 5' 9" (1.99m x 1.74m)

Side storage room

First Floor Landing

Bedroom One 12' 4" x 12' 0" (3.76m x 3.65m)

Bedroom Two 12' 5" x 9' 1" (3.78m x 2.78m)

Bedroom Three 10' 6" x 7' 0" (3.19m x 2.13m)

Front garden

Parking to rear

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.

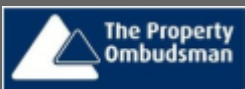
As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an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



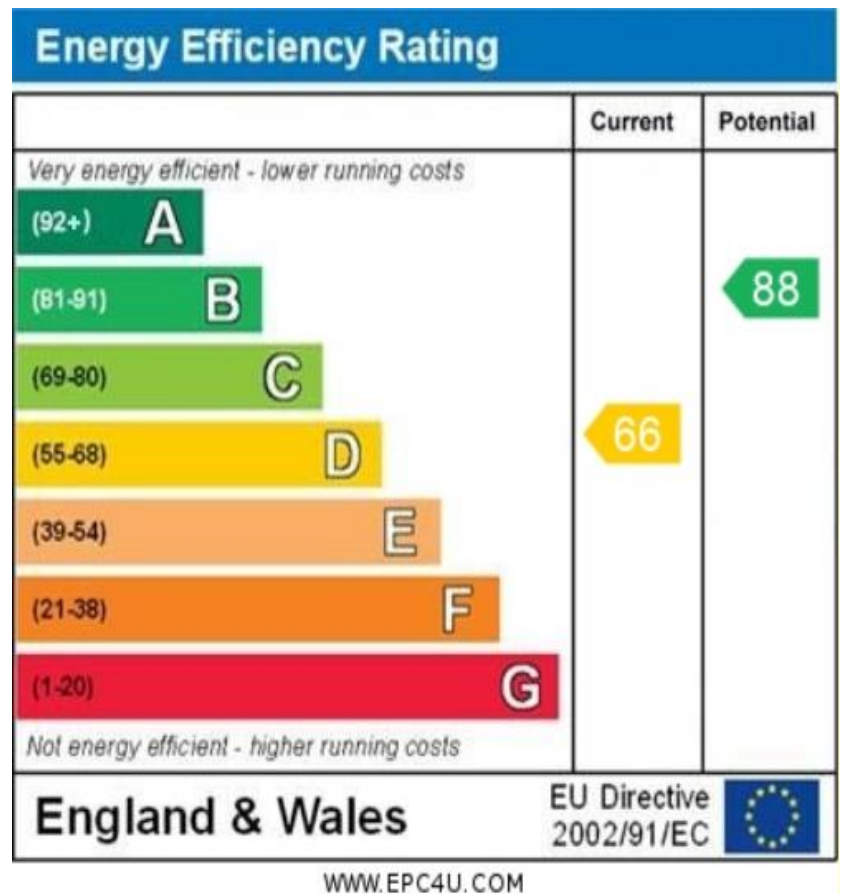


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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, eaves and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used only for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DATE: