



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

Offers in the region of £195,000



**** TRADITIONAL MID TERRACED HOME ** THREE BEDROOMS ** REFRESHED AND WELL PRESENTED THROUGHOUT ** CONVENIENT ACCESS TO TRAIN STATION, SHOPS, AMENITIES AND SCHOOLS ** SPACIOUS MAIN LIVING ROOM ** DOWNSTAIRS WC ** FIRST FLOOR SHOWER ROOM WC ** MODERN KITCHEN DINER** PRIVATE REAR GARDEN WITH FANTASTIC GARAGE/WORKSHOP TO THE REAR ** NO ONWARD CHAIN ** FRONT AND REAR GARDENS **** 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 very useful garage/workshop and offers no onward chain. On the ground floor there is an entrance porch, reception hall, downstairs WC, living room and modern kitchen diner. On the first floor, there are three good sized bedrooms and a shower room WC. Externally there is a low maintenance front garden, private rear garden AND garage/workshop to the rear. Don't miss the chance to make this property yours. CALL SKITTS BLOXWICH to book a viewing today.

Entrance porchway

Reception hall

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

Modern kitchen dining room 11' 11" x 9' 4" (3.64m x 2.85m)

Rear lobby

Guest WC

First Floor Landing

Bedroom One 15' 7" x 9' 5" (4.76m x 2.88m)

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' 1" x 5' 10" (1.86m x 1.77m)

Front garden

Private rear garden

Garage/workshop 26' 3" x 15' 6" (7.99m x 4.73m)

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.

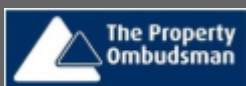
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



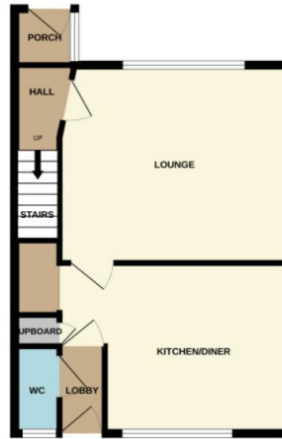


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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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