



Fishley Lane,  
Walsall, WS3 3PS

Offers in the Region Of £150,000

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\*\*\* NO ONWARD CHAIN \*\*\* Having recently undergone general refurbishment and re-decoration throughout, this deceptively spacious modern end town house will be of instant appeal to both families and professional couples alike. Situated just a short walk from schools and varied local amenities, the gas centrally heated and PVCu double glazed accommodation briefly includes; - Canopy Porch, Entrance Hall/Stairs, Front Lounge, Rear Breakfast Room/Kitchen, Two Double Bedrooms, Bathroom/WC and Neatly Maintained Gardens.

This deceptively spacious two storey end town house is thought to date from the early 1960's, having been constructed by National House Builders MacAlpine to good quality Corporation specifications of its day.

Occupying an elevated location with low maintenance gardens and good access to all amenities, the property is just a short walk away from Lower Farm JMI School and falls within the catchment area of the much sought after Walsall Academy. There are many sports and social facilities within the locality together with places of public worship, Motorway Connections and public transport services. Being of instant appeal to both families and professional couples alike, the property has recently undergone a full refurbishment and re-decoration programme.



# Property Specification



## Canopy Porch

## Hallway

Lounge 12' 9" x 14' 0" (3.88m x 4.26m)

Kitchen/Breakfast Room 16' 1" x 9' 3" (4.90m x 2.82m)

## First Floor Landing

Bedroom One 16' 1" x 11' 0" (4.90m x 3.35m)

Bedroom Two 12' 8" x 8' 11" (3.86m x 2.72m)

## Family Bathroom

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

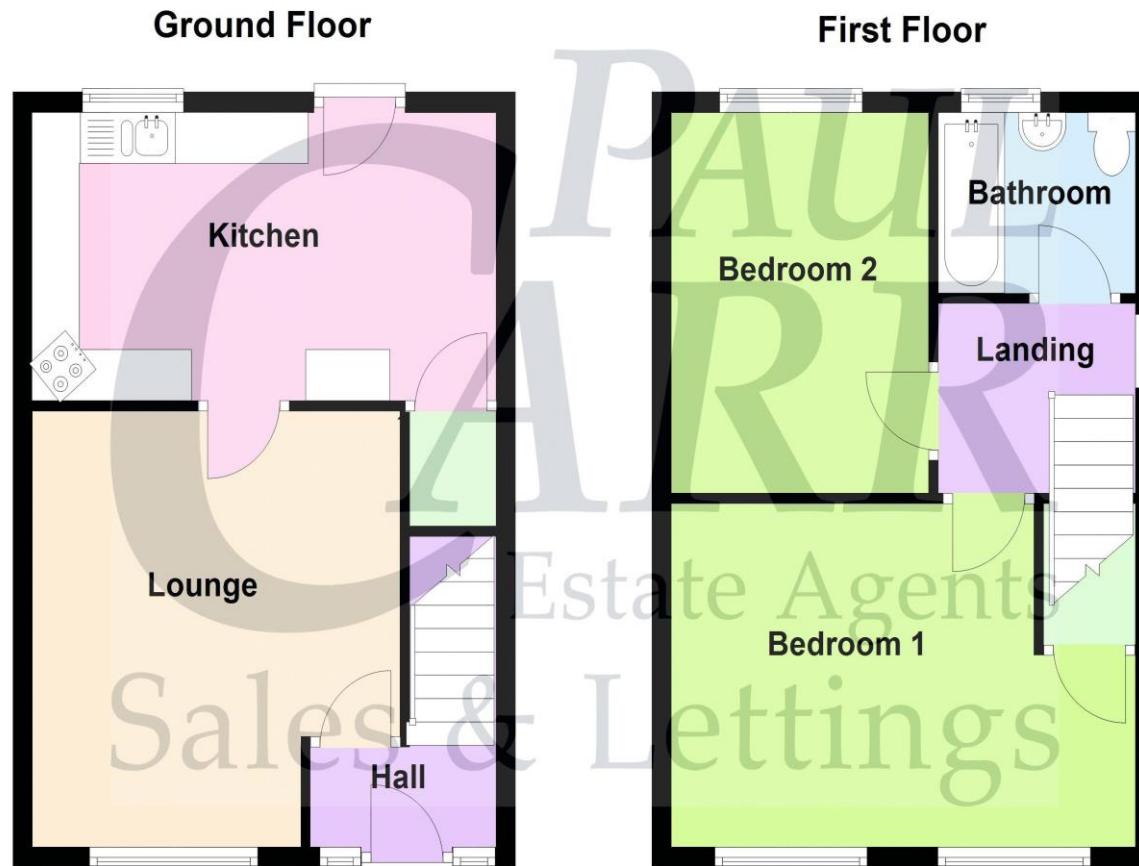
## Viewer's Note:

Services connected: All  
Council tax band: B

Tenure: Freehold years remaining, lease from

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

