



**Fishley Lane, Walsall, WS3 3PS**

**£285,000**

**\*\* NEW BUILD SEMI DETACHED HOME \*\* CLOSE TO AMENITIES & SHOPS \*\* CLOSE TO COMMUTER ROUTES \*\* DECEPTIVELY SPACIOUS \*\* GOOD SIZE REAR GARDEN \*\* AIR SOURCE HEAT PUMP \*\* THREE BEDROOMS \*\* LIVING ROOM \*\* GUEST WC \*\* KITCHEN / DINER \*\* FAMILY BATHROOM \*\* DRIVEWAY PARKING \*\* BUILDERS WARRANTY \*\* DOUBLE GLAZING \*\* EARLY VIEWING ADVISED**

Webbs Estate Agents have pleasure in offering this NEW BUILD semi detached house nestled in a quiet area close to Bloxwich, being close to amenities, schools and shops. Briefly comprising : open hallway , guest WC, living room, kitchen / diner, three bedrooms and a family bathroom. Externally there is a driveway and a good size enclosed private rear garden and Air heat source pump. For a viewing please call our Bloxwich branch on 01922 663399.



ENTRANCE HALLWAY

GUEST CLOAKROOM

LIVING ROOM  
10'2" x 13'8" (3.12 x 4.18)

KITCHEN / DINER  
16'11" x 14'3" (5.18 x 4.36)

FIRST FLOOR LANDING

BEDROOM ONE  
13'10" x 10'8" (4.24 x 3.27)

BEDROOM TWO  
8'0" x 14'2" (2.46 x 4.34)

BEDROOM THREE  
8'7" x 8'5" (2.64 x 2.57)

FAMILY BATHROOM  
8'3" x 5'8" (2.54 x 1.75)

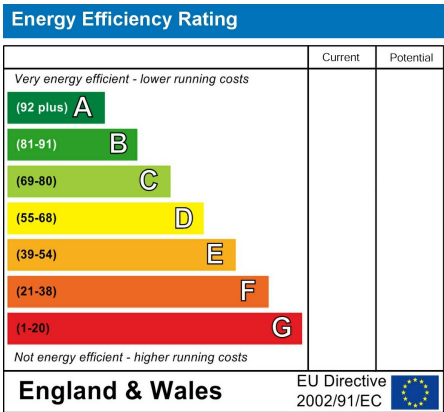
OUTSIDE  
The property benefits from a tarmac driveway to the front with an enclosed garden to the rear.

Identification Checks  
Should a purchaser(s) have an offer accepted on a

property marketed by Webbs Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £46.00 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

IMAGE DISCLAIMER A  
Certain photographs within these particulars have been digitally altered and virtually staged using artificial intelligence. Furniture, floor coverings, artwork, televisions, lighting, plants and decorative accessories shown may have been digitally added and are not included in the sale unless expressly stated otherwise.

The virtually staged images are intended only to demonstrate the potential use and appearance of the accommodation. They should not be relied upon as an exact representation of the property's current condition, finish or contents. Room dimensions, permanent fixtures and structural features have not intentionally been altered. Prospective purchasers must refer to the original photographs, floorplan and written particulars and should inspect the property in person before making any decision.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).