



**1, Foxglove Close,
Walsall, WS3 5BP**

£385,000.00



**** DESIRABLE RESIDENTIAL ESTATE LOCATION IN PELSALL****
MODERN FOUR BED DETACHED HOUSE ** EASY ACCESS TO AMENITIES, SCHOOLS, TRANSPORT LINKS AND THE PELSALL COMMON ** FOUR BEDROOMS ** LIVING ROOM ** IMPRESSIVE OPEN PLAN FAMILY KITCHEN DINING ROOM ** STUDY/PLAYROOM WITH STORAGE, UTILITY AND WC ** MODERN BATHROOM AND EN SUITE ** GENEROUS FRONT DRIVE ** PRIVATE REAR GARDEN ** The accommodation includes an entrance porch, reception hall, spacious and light main lounge, open plan family kitchen dining room, utility, WC, study/playroom and storage room, the first floor offers four well-sized bedrooms(master with modern en suite) and a modern family Bathroom. Externally there is a private garden to the rear and generous front driveway providing ample parking.. The current accommodation offers light and welcoming living space ideal for families. This property offers convenient access to local amenities. Within walking distance, you'll find local shops, amenities, schools, transport links and the Pelsall Common. **BOOK A VIEWING , Contact our Bloxwich office.**

Entrance Porch

Reception Hallway

Living Room 13' 7" x 12' 10" (4.15m x 3.90m)

Open plan family kitchen dining room 16' 2" x 11' 3" (4.92m x 3.44m)

Utility room 7' 10" x 5' 6" (2.40m x 1.68m)

Study/Playroom 8' 11" x 7' 10" (2.73m x 2.40m)

Guest WC

Front storage area

First floor landing

Bedroom One 10' 5" x 9' 8" (3.18m x 2.94m)

En suite

Bedroom Two 15' 3" x 7' 10" (4.66m x 2.40m)

Bedroom Three 9' 0" x 7' 6" (2.74m x 2.28m)

Bedroom Four 8' 6" x 7' 10" (2.58m x 2.38m)

Family Bathroom 6' 8" x 5' 8" (2.04m x 1.72m)

Front driveway

Rear Garden

BUYER 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



GROUND FLOOR



1ST FLOOR



100% every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
 Made with Metropix (2006)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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: