



**9, Simmonds Road,
Walsall, WS3 3PT**

£260,000.00



**** TRADITIONAL SEMI DETACHED HOME ** NO ONWARD CHAIN
** EXTENDED SPACIOUS ACCOMMODATION THROUGHOUT **
PRIVATE REAR GARDEN ** TWO LARGE RECEPTION ROOMS **
EXTENDED KITCHEN, UTILITY AND GUEST WC ** FOUR GENEROUS
BEDROOMS ** BATH/SHOWER ROOM AND WC ** EN SUITE **
GARAGE AND LARGE DRIVEWAY ** CONVENIENT ACCESS TO
LOCAL SCHOOLS **** Skitts Estate Agents are proud to bring to market this traditional FOUR bedroom semi detached home having been extended and offering spacious accommodation throughout. Upon entering you're greeted by a spacious and light welcoming hallway, the hall leads to living room with access through to an extended sitting/dining room. There is also an extended L-shaped kitchen utility area, inner lobby and washroom WC with access off to a large garage. On the first floor there are FOUR generously sized bedrooms, a family bath/shower room/WC and a large en suite. There is a private rear garden and a generous frontage providing ample parking for multiple vehicles leading to the garage. Don't miss the chance to make this lovely home yours. **CALL SKITTS BLOXWICH** to book a viewing today.

Entrance hallway

Living Room 16' 4" x 10' 9" (4.97m x 3.27m)

Extended dining sitting room 14' 11" x 8' 5" (4.54m x 2.56m)

Extended L - shaped kitchen utility area 14' 6" x 8' 2" (4.43m x 2.50m) Kitchen

Utility area 7' 10" x 5' 10" (2.40m x 1.77m)

Inner lobby area with store room and washroom WC

First Floor Landing

Bedroom One 15' 8" x 7' 10" (4.77m x 2.39m)

En suite 11' 7" x 7' 10" (3.53m x 2.39m)

Bedroom Two 12' 6" x 10' 8" (3.81m x 3.26m)

Bedroom Three 8' 11" x 8' 8" (2.71m x 2.65m)

Bedroom Four 6' 5" x 5' 11" (1.96m x 1.81m)

Bath shower room 7' 10" x 5' 7" (2.39m x 1.70m)

Front driveway

Garage 19' 7" x 8' 0" (5.97m x 2.44m)

Private 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.

AGENTS NOTE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement. If any buyer wishes to view the legal pack prior to offering please request the pack from the solicitors.

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.





GROUND FLOOR

1ST FLOOR



Whilst 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 errors, omissions or inaccuracies. Prospective buyers should make their own enquiries and satisfy themselves as to the correctness of the floorplan. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.

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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: