



Hollemeadow Avenue, Bloxwich  
Walsall WS3 1JD

£170,000

# Bloxwich

£170,000



Offered for sale with no upward chain, this well-presented three-bedroom mid-terrace property in Bloxwich provides an excellent opportunity for first-time buyers and investors alike.

The accommodation briefly comprises a spacious through lounge, breakfast kitchen, and the added convenience of a guest W.C.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front and a generously sized rear garden, ideal for outdoor enjoyment.

Conveniently located close to local amenities, schools, and transport links.





## Property Specification

NO CHAIN  
LARGE REAR GARDEN  
GUEST W.C  
THREE BEDROOMS  
LOCAL AMENITIES

Lounge  
18' 9" x 10' 9" into recess (5.71m x 3.27m)

Kitchen  
11' 7" x 11' 9" into recess (3.53m x 3.58m)

Guest W.C

Bedroom 1  
9' 4" into recess x 15' 2" (2.84m x 4.62m)

Bedroom 2  
9' 3" x 8' 8" plus recess (2.82m x 2.64m)

Bedroom  
3 11' 9" x 6' 3" plus recess (3.58m x 1.90m)

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:

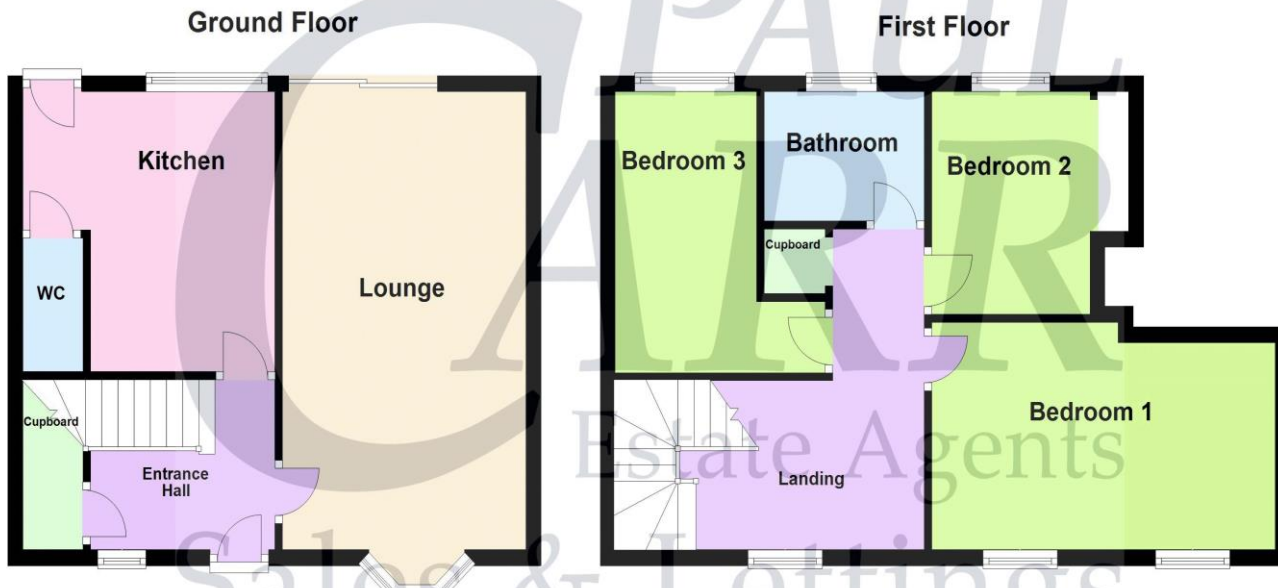
Services connected: All Services

Council tax band: A

Tenure: Freehold

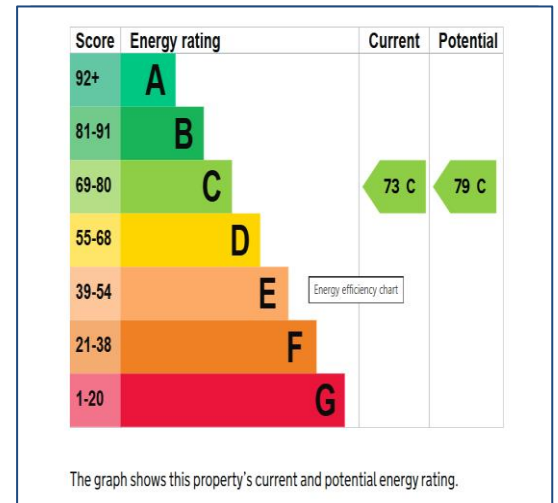
# Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating



## Map Location

