



Nursery Road,
Walsall, WS3 2DU

Offers in the Region Of £200,000

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Offered for sale with no onward chain, this three-bedroom semi-detached property on Nursery Road in Bloxwich presents an excellent opportunity for first-time buyers, families or investors alike.

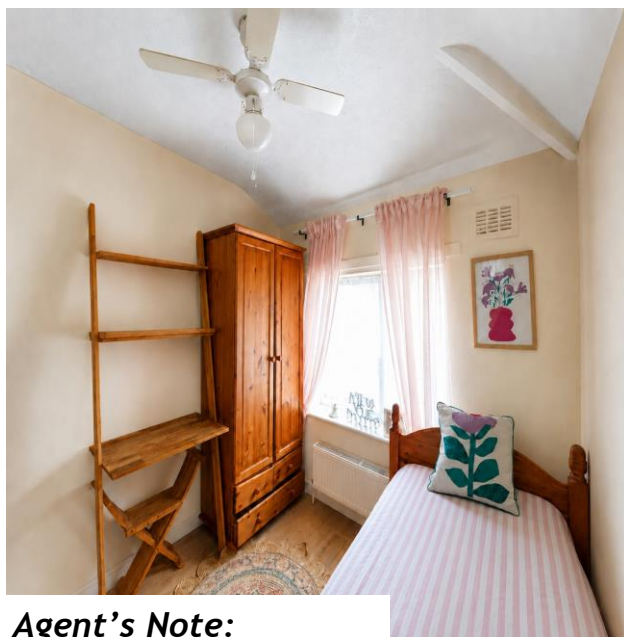
The accommodation comprises a welcoming lounge diner, kitchen and guest W.C. to the ground floor, with three bedrooms and a family bathroom to the first floor.

Externally, the property benefits from front and rear gardens, providing useful outdoor space.

Conveniently positioned close to Bloxwich High Street, the home is within easy reach of local shops, amenities, schools and transport links, making it a practical and well-located purchase.

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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.

Property Specification

NO CHAIN
LOUNGE/ DINER
GUEST W.C
LOCAL SHOPS & SCHOOLS
EXCELLENT TRANSPORT LINKS

Lounge 13' 1" x 13' 5" into recess (3.98m x 4.09m)

Kitchen 7' 7" x 13' 6" into recess (2.31m x 4.11m)

Landing

Bedroom 1 9' 8" x 11' 1" into recess (2.94m x 3.38m)

Bedroom 2 11' 9" x 8' 4" into recess (3.58m x 2.54m)

Bedroom 3 7' 7" x 8' 2" (2.31m x 2.49m)

Bathroom

Guest w.c

Viewer's Note:

Services connected: Gas, Electric, Water, drainage
Council tax band: A
Tenure: Freehold

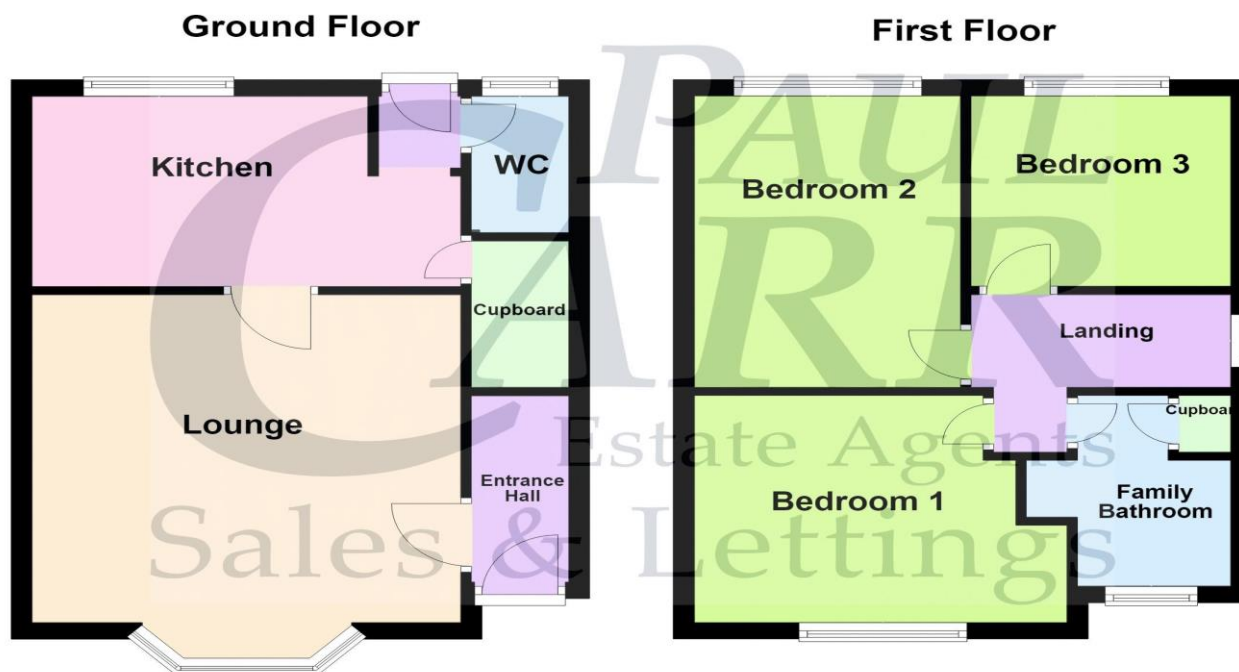
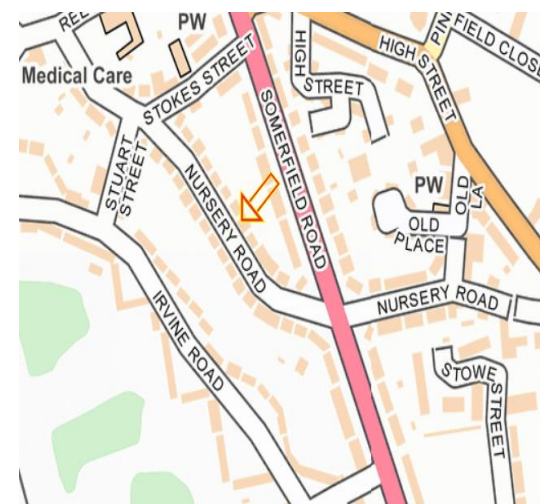
Floor Plan

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



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Plan produced using PlanUp.