



Pershire Close,
Walsall, WS3 2UQ

Offers in the Region Of £150,000

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A much improved and deceptively spacious modern end town house, situated in a convenient location with good access to all amenities. The gas centrally heated and PVCu double glazed accommodation briefly includes;- Canopy Porch, Entrance Hall/Stairs, Front Lounge, Open Plan Re-fitted Kitchen/Dining Room, Two Good Sized Bedrooms, Re-fitted Fully Tiled Family Bathroom/WC, Ample Parking to Fore Court, and Enclosed Rear Garden

Thought to date from the late 1950's, the property was constructed to good quality Corporation specifications of its day, and in more recent years has been improved by the addition of gas fired radiator central heating and PVCu replacement double glazing. Both kitchen and bathroom areas have been recently refurbished, and an early internal inspection is much advised.

The property is accessibly placed within walking distance of Bloxwich North Railway Station together with frequent and regular transport facilities, schools catering for children of all age groups and places of public worship. Nearby Junction 10 of the M6 Motorway also affords convenient commuting to Birmingham City Centre and access to the wider West Midland conurbation.

The internal accommodation briefly includes the following;- (all measurements approximate)



Property Specification



Canopy Porch

Entrance Hall

Lounge 13' 9" x 12' 6" (4.19m x 3.81m)

Kitchen/Diner 15' 11" x 9' 7" (4.85m x 2.92m)

First Floor Landing

Bedroom One 15' 11" x 10' 8" (4.85m x 3.25m)

Bedroom Two 13' 0" x 9' 1" (3.96m x 2.77m)

Family 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
Council tax band: A
Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

