



Saddlers Arms Fishley Lane Walsall WS3 3PS

for sale
£285,000



Property Description

An Exclusive Development of two brand new semi-detached homes. Prices from £290,000.

Step into contemporary living with these two brand-new semi detached homes, perfectly located on Fishley Lane in Little Bloxwich. Close to local schools, shops and public transport these beautiful homes are great for families and have been designed with comfort in mind. With neutral styling throughout, sleek design, three spacious bedrooms and landscaped private gardens, every detail has been thoughtfully designed.

Call us now to arrange a viewing on 01922 721000 or email walsall@connells.co.uk

Specification:

KITCHEN:

- Shaker style kitchens
- Laminate worktops and splashback
- Fully integrated appliances by Lamona
- Cooker extractor hood
- Flooring (TBC)

BATHROOM & WC:

- White contemporary sanitaryware
- Ceramic tiling
- Heated towel rail
- Wall mounted Vanity unit
- Thermostatic mixer shower valve

INTERNALS:

- Contemporary style doors
- Flooring and carpet (TBC)
- Bespoke white painted staircase with modern handrail
- White skirting board and architrave
- Fully glazed French doors to kitchen/diner
- UPVC white casement windows

EXTERNALS:

- Landscaped front garden and turfed rear garden
- Porcelain/sandstone patios (TBC)
- Electrical vehicle charging point
- Handmade brick complemented white monocouche render

ELECTRICAL & HEATING:

- Underfloor heating on ground floor with radiators upstairs
- Openreach ducting for fibre connection
- White sockets and switches

SECURITY & WARRANTY:

- 10 year warranty TBC
- Two-year homeowner after sales care by Kingsmen Developments (TBC)
- Smoke and heat detectors to comply with building regs

At Kingsmen, we know it's more than just a house - it's your home. By coming on board early, you'll have the chance to select the final touches and even enhance them with upgrade options, creating a space that

reflects your lifestyle and vision from the very start.

If you choose Kingsmen for your new home, we are happy to discuss selections for the following:

- Kitchen cabinet colour and handles
- Worktop
- Flooring choice
- Wall and floor tiling

*Subject to build stage

Guest Cloakroom

Living Room

13' 10" max x 10' 2" (4.22m max x 3.10m)

Fitted Kitchen

17' 2" max x 14' 4" max (5.23m max x 4.37m max)

First Floor

Bedroom One

14' max x 10' 9" max (4.27m max x 3.28m max)

Bedroom Two

14' 2" max x 10' 8" max (4.32m max x 3.25m max)

Bedroom Three

11' max x 8' 5" (3.35m max x 2.57m)

Bathroom

About The Developer

Kingsmen Developments are a family-owned developer based in the West Midlands and known for creating homes that combine craftsmanship, practicality, and timeless appeal. With over 30 years of experience, their expertise spans from hands-on construction to delivering carefully designed developments that enhance the lives of those who live in them.

Every Kingsmen home is more than just a property - it is a space designed for real life. Thoughtfully planned layouts, quality materials, and attention to detail come together to create homes where families can grow, new chapters can begin, and lasting memories are made. Kingsmen's vision goes beyond building houses; it is about shaping places where people truly feel at home.

Agents Note

All images and illustrations are CGI's for indicative purposes only



To view this property please contact Connells on

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E walsall@connells.co.uk

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EPC Rating:
Exempt

view this property online connells.co.uk/Property/WSL318171

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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