



High Street  
Bloxwich WS3 2BZ

£170,000

# Walsall

£170,000



Offered with no onward chain, this three-bedroom semi-detached property is conveniently situated on High Street, Bloxwich, close to local shops, schools and transport links. The property offers spacious accommodation throughout and provides excellent potential for buyers looking to modernise and make a home their own. Externally, the property benefits from a driveway providing off-road parking, together with two garages, offering fantastic storage or workshop space. Viewing is highly recommended.





## Property Specification

NO CHAIN  
IN NEED OF REFURBISHMENT  
TWO RECEPTION ROOMS  
TWO GARAGES  
DRIVEWAY

### Entrance Hall

Lounge 22' 7" x 11' 9" into recess (6.88m x 3.58m)

Dining Room 8' 4" plus recess x 9' 4" (2.54m x 2.84m)

Kitchen 14' 1" x 8' 2" (4.29m x 2.49m)

Integral Garage 15' 3" x 8' 1" (4.64m x 2.46m)

Bedroom 1 11' 3" x 10' 7" plus recess (3.43m x 3.22m)

Bedroom 2 11' 2" x 12' 0" (3.40m x 3.65m)

Bedroom 3 6' 3" x 6' 5" (1.90m x 1.95m)

Detached Garage

### 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:

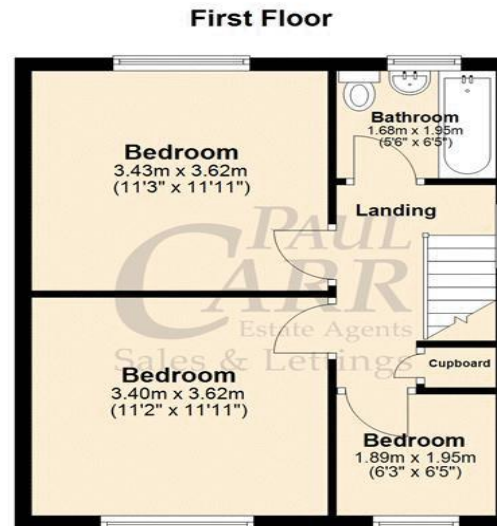
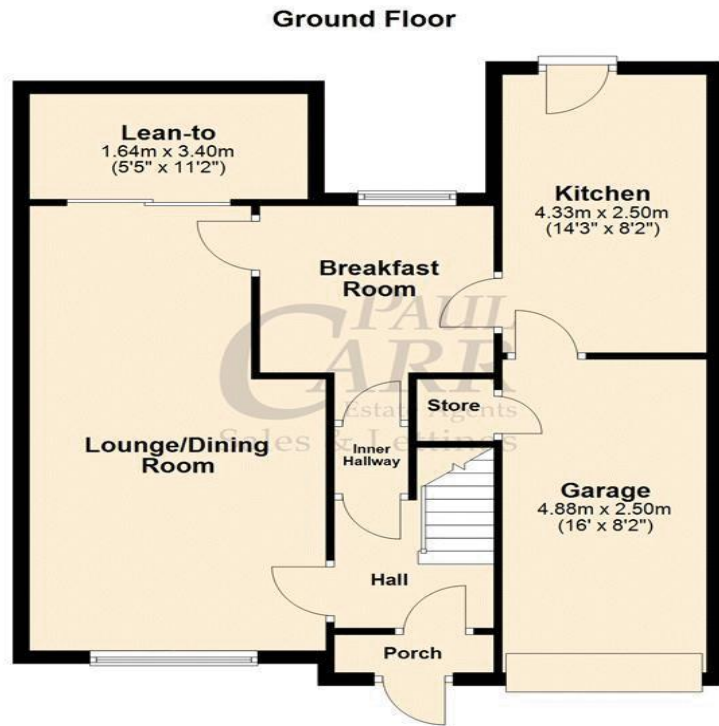
Services connected: All Services

Council tax band: B

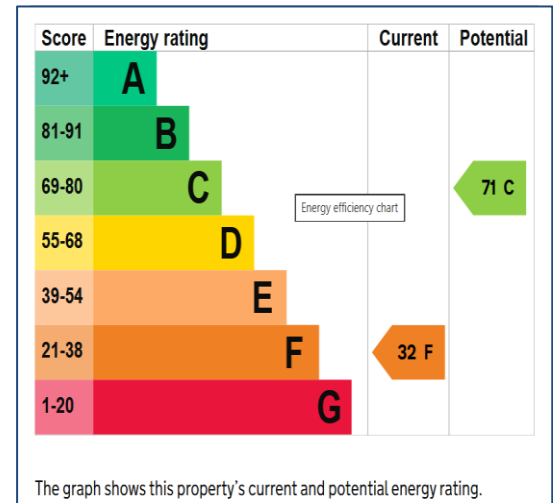
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

