



Elmore Green Road, Walsall
Bloxwich WS3 2HS

£170,000

Walsall

£170,000



Situated on Elmore Green Road in Bloxwich, this well-maintained two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

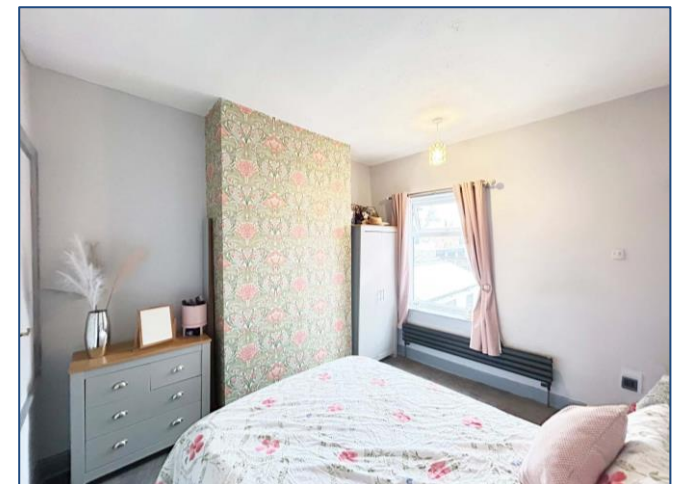
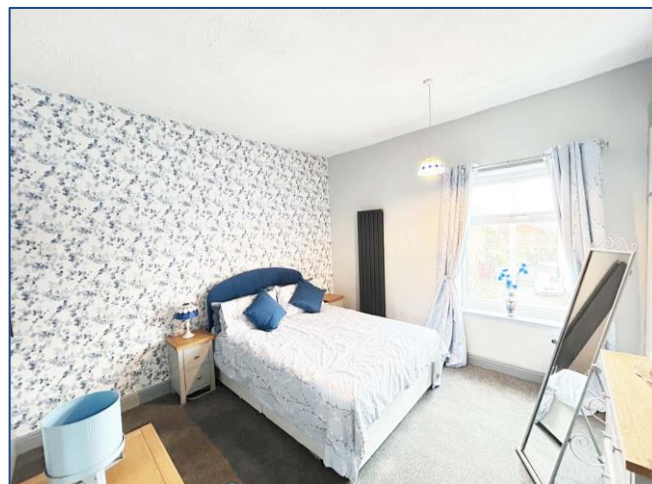
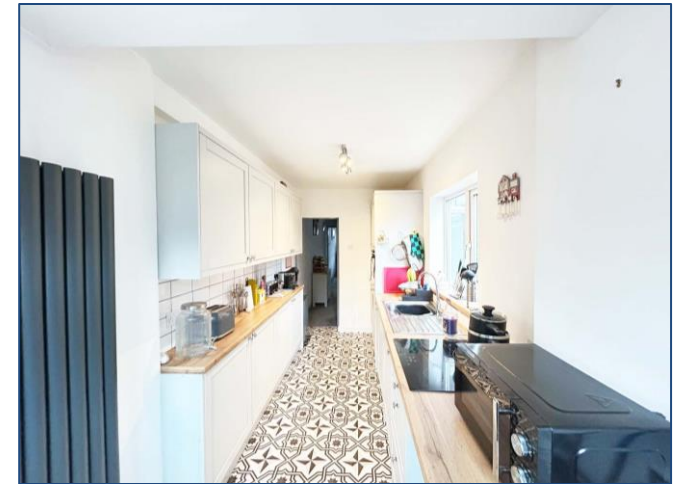
Conveniently located within easy reach of Bloxwich High Street, residents can enjoy a wide range of local shops, amenities, schools, and transport links.

The accommodation briefly comprises two spacious reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear.

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

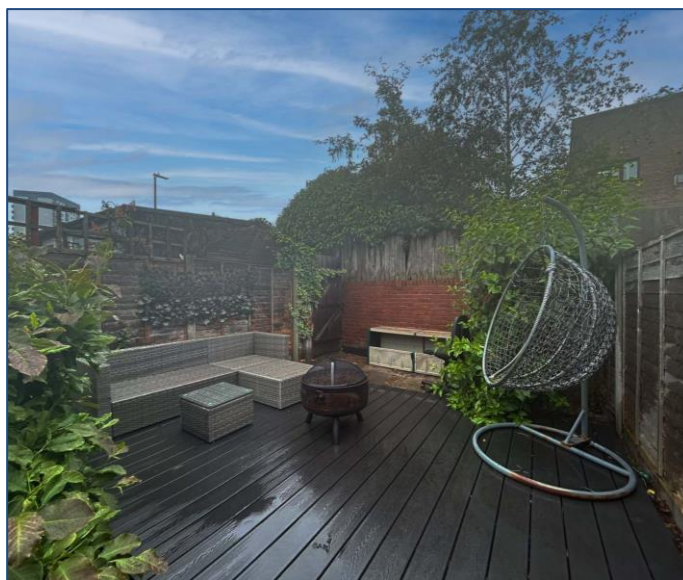
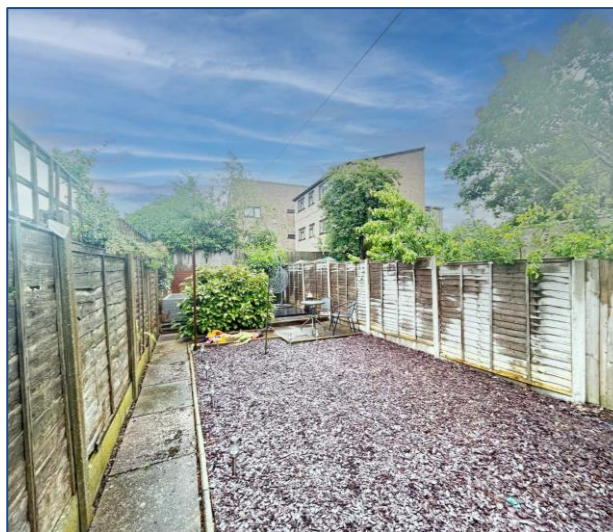
Externally, the property benefits from a low-maintenance rear garden featuring a decked seating area, ideal for relaxing or entertaining during the warmer months.

Offered in good condition throughout, this charming home combines comfortable living accommodation with a convenient location close to local amenities.



Property Specification

NEARBY BLOXWICH HIGH STREET
EXCELLENT LOCAL AMENITIES
TWO RECEPTION ROOMS
WELL MAINTAINED THROUGHOUT
LOW MAINTENANCE REAR GARDEN



Lounge
11' 0" x 12' 6" into recess (3.35m x 3.81m)

Dining Room
11' 0" x 12' 6" into recess (3.35m x 3.81m)

Kitchen
15' 4" x 6' 2" into recess (4.67m x 1.88m)

Bedroom 1
11' 0" x 11' 4" plus recess (3.35m x 3.45m)

Bedroom 2
11' 1" x 9' 7" into recess (3.38m x 2.92m)

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:

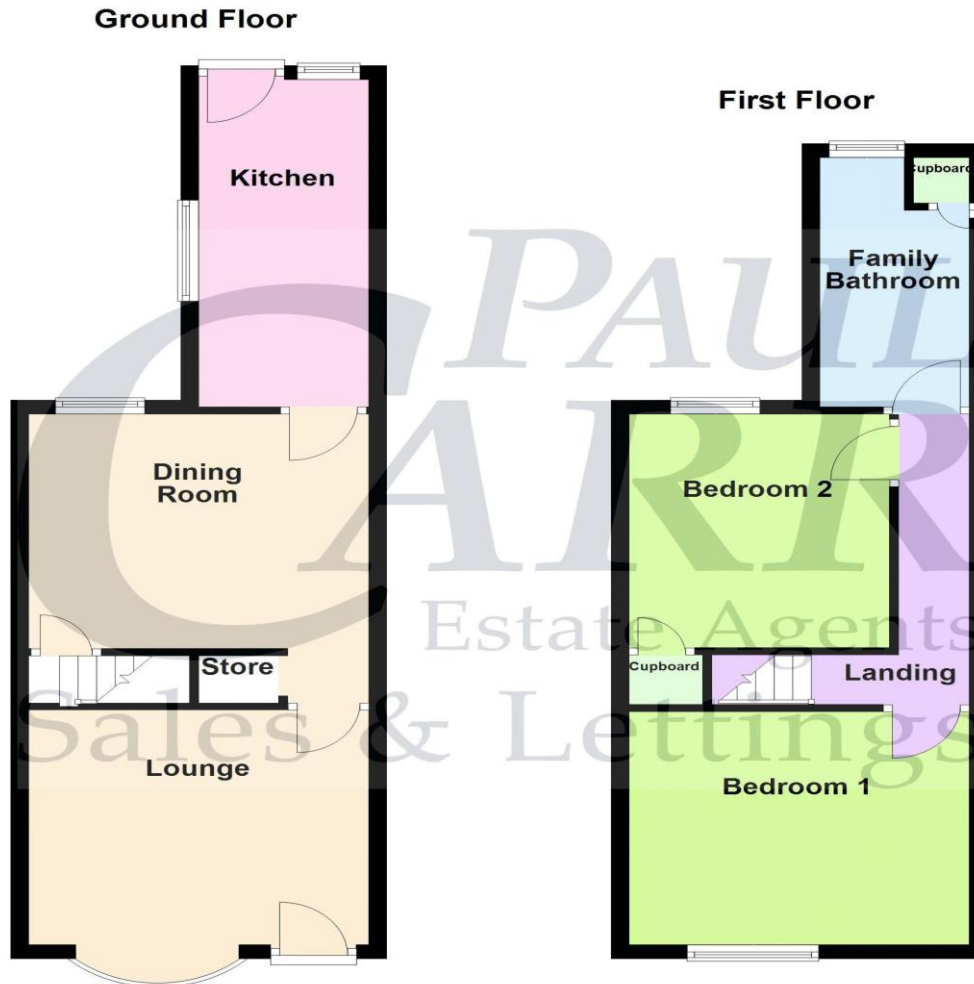
Services connected: All Services

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

