



Croxdene Avenue,
Walsall, WS3 2NR

£250,000

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Situated on a generous corner plot in Bloxwich, this recently refurbished three-bedroom semi-detached home offers well-presented and versatile living accommodation.

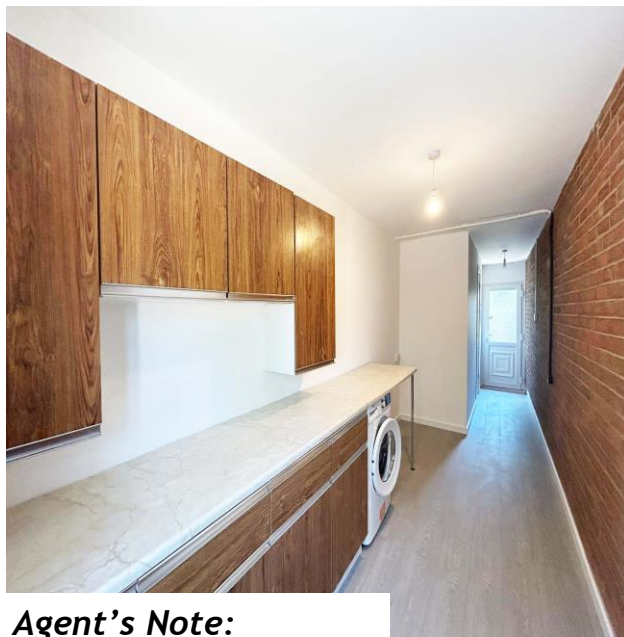
The property features a modern kitchen/diner, along with a convenient ground floor shower room and a useful utility area. To the first floor are three well-proportioned bedrooms and a family shower room. Externally, the home benefits from a side garage and ample outdoor space, with excellent potential to extend subject to the necessary planning permissions.

Ideally located close to local amenities and transport links, this property is perfect for families and buyers seeking a move-in ready home with future potential.

Agents Note - We have been made aware that the property is of concrete construction any potential buyers must check the suitability for lending prior to negotiations. There is a copy of the PRC available from our Bloxwich office.

A PRC (Precast Reinforced Concrete) certificate is a crucial document for non-standard construction houses, certifying that a formerly defective, prefabricated post-war home has been structurally repaired to an approved, mortgageable standard.





Property Specification

NO CHAIN
CORNER PLOT
GARAGE
POTENTIAL TO EXTEND SUBJECT TO PLANNING
PERMISSION
UTILITY ROOM

Porch

Entrance Hallway

Lounge 10' 7" x 13' 1" into recess (3.22m x 3.98m)

Kitchen/Diner 11' 9" into recess x 19' 3" (3.58m x 5.86m)

Utility room 15' 2" plus recess x 6' 3" (4.62m x 1.90m)

Ground Floor Shower Room

Garage

Bedroom 1 10' 9" x 10' 7" into recess (3.27m x 3.22m)

Bedroom 2 9' 6" x 11' 2" plus recess (2.89m x 3.40m)

Bedroom 3 8' 0" x 8' 4" inc stair box (2.44m x 2.54m)

Shower Room

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:

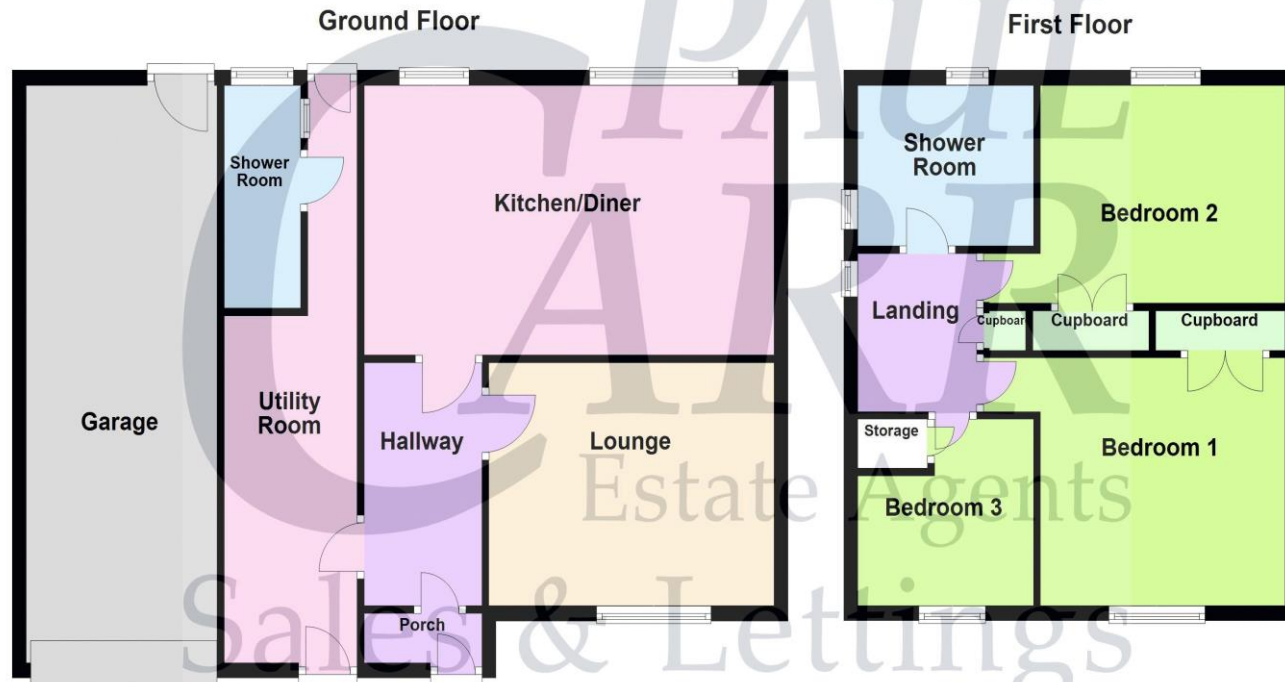
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: 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



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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

