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164 All Saints Way
West Bromwich,
B71 1RH

Offers Over £280,000

On All Saints Way, West Bromwich, this well-presented semi-detached home offers an excellent opportunity for families and first-time buyers alike. Ideally situated in a popular residential area, West Bromwich is renowned for its friendly community atmosphere and excellent local amenities, including shops, transport links and green spaces such as Sandwell Valley Country Park, all within easy reach.

The property benefits from an attractive hedged frontage, with access via the front entrance door. Internally, the accommodation briefly comprises an entrance hall with doors leading to the kitchen and reception room, alongside stairs rising to the first floor. The spacious kitchen features a breakfast bar and provides access to both the conservatory/dining area and the lounge, creating a practical and sociable living space. Upstairs, the property offers three well-proportioned bedrooms and a family shower room. Externally, the garden is a standout feature of the home, boasting a raised decking area sheltered by a pergola adorned with beautiful mature wisteria. There is also a brick-built outhouse, currently utilised as a bar, adding excellent versatility for entertaining. The beautifully maintained lawn is complemented by a variety of mature shrubs and leads to two sheds, a rear carport, and a garage. Off-road parking is available to the rear of the property.

Offering generous living accommodation and excellent outdoor space, this inviting three-bedroom home is ready to become your next move. Early viewing is highly recommended to fully appreciate everything this property has to offer. JH 18/05/2026 EPC=D V2

Family

Approach
Via gate and hedge row with slabbed pathway to front door, stone chipping area with slabs, double glazed front door into entrance hall

Entrance hall
Central heating radiator, double glazed window to front, stairs to first floor accommodation, doors into reception room, kitchen and under stairs w.c. window into kitchen.

Downstairs w.c.
With w.c. and wash hand basin, gas meter, electric meter and fuse box.

Kitchen 9'6" min 17'0" max x 7'10" min 11'1" max (2.9 min 5.2 max x 2.4 min 3.4 max)
Double glazed window to rear, double glazed French doors to conservatory, door into the lean-to, central heating radiator, electric under floor heating, matching high gloss slow close wall and base units, square top wood effect surface over, integrated slim line dishwasher, sink with mixer tap and drainer, oven, gas hob, extractor, space for American style fridge freezer, double opening doors into the lounge.

Lean-to
Door to front and double glazed obscured door to rear, space for washing machine and tumbel dryer.

Lounge 10'5" min 11'9" max x 10'9" (3.2 min 3.6 max x 3.3)
Double glazed bay window to front, central heating radiator, feature fireplace with wooden surround.

CLASH

HIGHGATE DARK
JAFFA
SELECTED ORANGES
25

Conservatory 9'2" x 9'10" (2.8 x 3.0)
Double glazed windows to surround with double glazed French doors to rear, central heating radiator, electric under floor heating.

First floor landing
Double glazed obscured window to the side, loft access, doors into three bedrooms and shower room.

Shower room
Double glazed obscured window to rear, corner shower cubicle with shower and monsoon shower head, low level flush w.c., wash hand basin with mixer tap, central heating radiator.

Bedroom one 10'2" x 10'9" (3.1 x 3.3)
Double glazed bay window to front, fitted storage/bench in the bay, built in wardrobe, central heating radiator.

Bedroom two 12'1" x 10'9" (3.7 x 3.3)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 7'2" x 5'10" (2.2 x 1.8)
Double glazed window to front, central heating radiator.

Rear garden
Decked patio area with outhouse currently being used as a bar, decked steps down to the lawn area having slabbed pathway and a variety of shrubs, two sheds and pathway down to the car port.

Car port
Double opening wooden gates to the front and a wooden door into the garage.

Garage 11'1" x 17'0" (3.4 x 5.2)
Double opening doors, windows to the side.

Parking
There are numerous parking spaces to the rear of the property via a shared entrance.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that

the property is freehold. A buyer is advised to obtain verification from their solicitor.

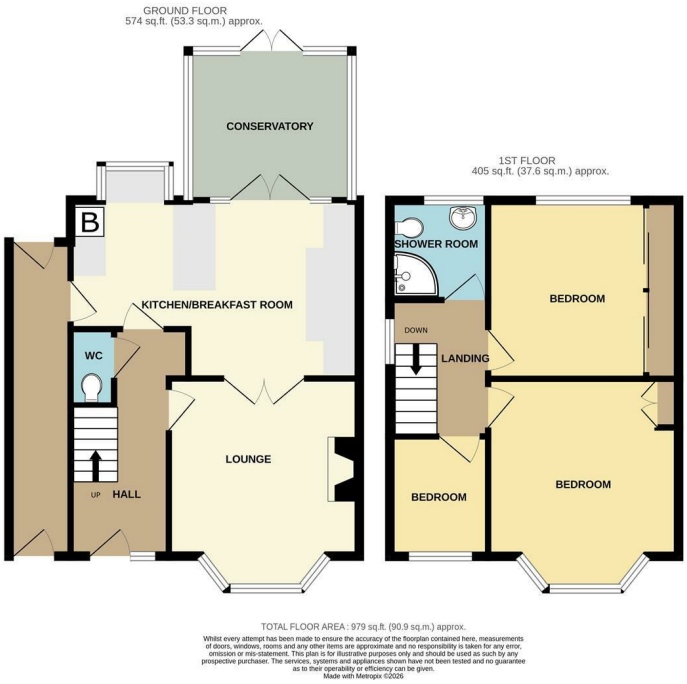
Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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