



**7, Edinburgh Lane,
Walsall, WS2 7RD**

Offers Over £220,000



**** MODERN TWO BEDROOM SEMI DETACHED HOUSE ** QUIET CUL DE SAC LOCATION ** IMMACULATEDLY PRESENTED THROUGHOUT ** IMPROVED AND EXTENDED TO A HIGH STANDARD ** DRIVEWAY ** MODERN FITTED KITCHEN ** MODERN FAMILY BATHROOM ** SPACIOUS MAIN LIVING ROOM AND SITTING/DINING ROOM ** PRIVATE REAR GARDEN **** Located in a quiet cul de sac on a very popular residential estate this well-proportioned and EXTENDED two bedroom semi detached home offers comfortable high quality living accommodation for couples, first time buyers and small families. The ground floor comprises a welcoming entrance hall, modern fitted kitchen and a spaciouly appointed extended living room which opens into a second reception room that can be used as a sitting/dining room looking onto the garden. To the first floor are two double sized bedrooms and a modern family bathroom. Externally, the property benefits from a private rear garden and a front driveway providing off-road parking. **DON'T MISS OUT ON THIS STUNNING HOME, Call Bloxwich office today to book a viewing.**

Reception hall

Kitchen 9' 8" x 8' 6" (2.94m x 2.58m)

Living Room 14' 3" x 10' 11" (4.34m x 3.33m)

Sitting dining room 10' 6" x 7' 10" (3.21m x 2.40m)

First Floor Landing

Bedroom One 11' 1" x 8' 11" (3.39m x 2.72m)

Bedroom Two 11' 10" x 8' 5" (3.61m x 2.57m)

Bathroom 6' 3" x 5' 6" (1.91m x 1.67m)

Front drive

Private rear garden

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

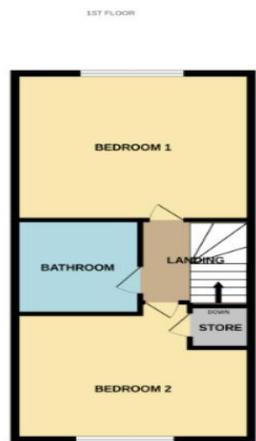
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





While every effort has been made to ensure the accuracy of the description contained here, measurements of plots, fixtures, fittings and any other details are approximate and no responsibility is taken for any error, omission or misstatement. They plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The vendor, advertiser and the estate agent shall not be bound by any guarantee made with respect to this plan.



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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: