



Edinburgh Lane,
Walsall, WS2 7RD

SKITTS
ESTATE AGENTS

Accommodation description

**** 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.





General information

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.

COUNCIL TAX BAND: B

EPC RATING: TBC

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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Bloxwich Tel: 01922 478104 Email: bloxwich@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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.

DISCLOSURE 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 purchase 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 The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family 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.**

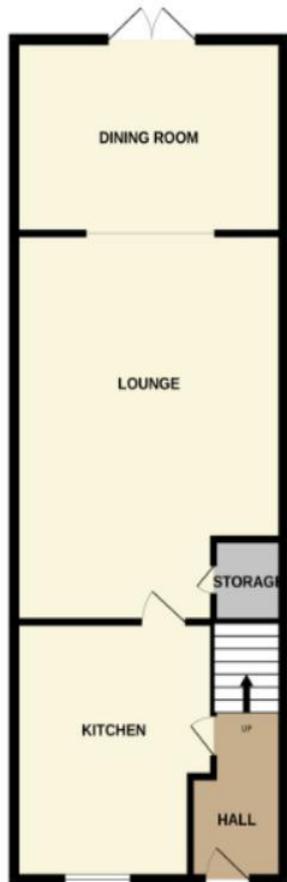
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



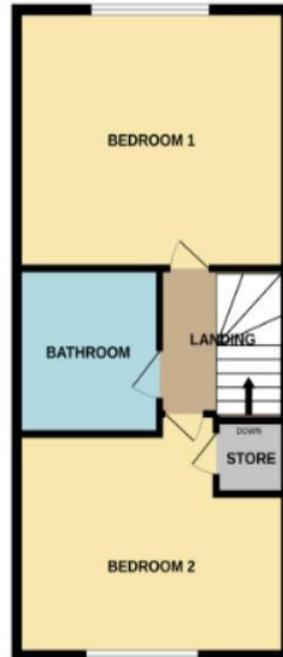
Offers in Excess of £220,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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