



**5, Kenilworth Crescent, Bloxwich
Walsall, WS2 7RE**

Offers in Region of £260,000.00



****THREE BEDROOM DETACHED HOUSE ** GUEST WC ** MASTER EN-SUITE ** DRIVEWAY AND GARAGE FOR OFF-ROAD PARKING ** SPACIOUS LIVING AREA **** Located on Kenilworth Crescent, Walsall, this well-proportioned three bedroom detached family home offers comfortable living space in a popular residential area. The ground floor comprises a welcoming entrance hall, fitted kitchen, convenient guest WC, and a spacious lounge which opens into a conservatory at the rear, providing additional living and dining space with views over the garden. To the first floor are three well proportioned bedrooms and a family bathroom. The main bedroom also benefits from a en-suite. Externally, the property benefits from a private rear garden, front driveway providing off-road parking, and a garage, making it ideal for families or those seeking extra storage and parking.

Entrance Hallway

Lounge 14' 11" x 12' 1" (4.54m x 3.68m)

Kitchen 8' 10" x 12' 0" (2.68m x 3.66m)

GUEST WC

Conservatory

Bedroom One 11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom Two 8' 6" x 9' 2" (2.60m x 2.80m)

Bedroom Three 8' 6" x 7' 2" (2.60m x 2.18m)

Garage

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.

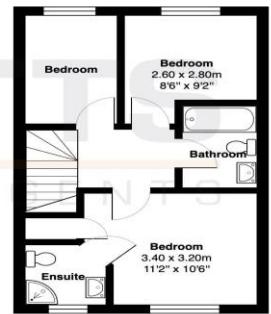
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.





Total Area: 79.3 m² ... 854 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)



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WS3 2EX**

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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: