



127, Lichfield Road, Bloxwich
Walsall, WS3 3LU

Offers in the region of £390,000



**** SIMPLY STUNNING TRADITIONAL SEMI DETACHED HOME ****
EXTENDED AND IMMACULATELY MAINTAINED THROUGHOUT **
CHARMING RETAINED CHARACTERISTICS ** ENVIABLE PRIVATE
LANDSCAPED REAR GARDEN ** THREE BEDROOMS ** POTENTIAL
TO EXTEND (STP) ** CONVENIENT ACCESS TO LOCAL SCHOOLS **
 Skitts Estate Agents are proud to bring to market this impressive three bedroom semi detached home having been lovingly improved and maintained for many years and retaining original charming features. This stunning property boasts a generous driveway, beautiful private rear garden and fantastic potential to extend (STP). Upon entering the front porch you're greeted by a well-appointed hallway with cloakroom and leading to a fitted kitchen and breakfast room, perfect for hosting or family meals. The ground floor also offers a bay fronted living room and sitting/dining room. On the first floor, there are three generously sized bedrooms, including a shower in bedroom three, as well as a contemporary family bathroom. The rear garden has been designed and maintained to create privacy and space ideal outdoor relaxation or al fresco dining. Don't miss the chance to make this stunning home yours. CALL SKITTS BLOXWICH to book a viewing today.

Entrance Porch

Reception hall

Cloakroom

Living Room 12' 4" x 10' 9" (3.75m x 3.28m)

Sitting Room 11' 3" x 9' 6" (3.43m x 2.90m)

Breakfast room 8' 0" x 8' 1" (2.44m x 2.47m)

Kitchen 10' 4" x 8' 7" (3.16m x 2.62m)

First Floor Landing

Bedroom One 12' 4" x 12' 4" (3.75m x 3.77m)

Bedroom Two 11' 4" x 8' 4" (3.45m x 2.55m)

Bedroom Three with Shower cubicle 8' 11" x 7' 10" (2.72m x 2.39m)

Family Bathroom 7' 0" x 5' 8" (2.14m x 1.72m)

Hobby/store/office room 16' 2" x 6' 11" (4.94m x 2.11m)

Front garden and 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.





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