



**Leander Close,
Walsall, WS6 6JH**

£165,000



**** VERY WELL MAINTAINED AND IMPROVED ** TRADITIONAL END TERRACED HOME ** TWO BEDROOMS ** MAIN LIVING ROOM ** KITCHEN ** BATHROOM AND WC ** PRIVATE REAR GARDEN ** GARAGE LOCATED TO SIDE ** CLOSE TO AMENITIES, SHOPS, SCHOOLS AND TRAIN STATION **** This traditional end terraced home is conveniently located with easy access to local schools, shops, bus routes, train station and amenities. The property is deceptively spacious offering generous accommodation across two floors for first time buyers and families and also benefits from having a private rear garden and garage. On the ground floor there is an entrance porch, living room, inner hallway and kitchen. On the first floor, there are two bedrooms and a bathroom/WC. Externally there is a front garden, private rear garden and secure access to a single garage. Don't miss the chance to make this lovely home yours. CALL SKITTS BLOXWICH to book a viewing today.

Entrance Porch

Living Room 15' 7" x 11' 11" (4.74m x 3.63m)

Inner hall

Kitchen 11' 5" x 5' 7" (3.49m x 1.71m)

First Floor Landing

Bedroom one 11' 11" x 9' 11" (3.64m x 3.03m)

Bedroom Two 9' 6" x 8' 8" (2.90m x 2.64m)

Bathroom

Front garden

Rear garden

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.

COUNCIL TAX BAND: A
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.

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.



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 act 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.





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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The furniture, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency nor to their condition. Made with Skitts 3.0.0.0.

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