



**38, Severn Road,
Walsall, WS3 1NX**

£245,000.00



**** WELL PRESENTED SEMI DETACHED HOME ** LARGE PLOT WITH POTENTIAL TO EXTEND (STP) ** NO ONWARD CHAIN ** THREE BEDROOMS ** LARGE MAIN LIVING ROOM ** OPEN PLAN KITCHEN DINING ROOM ** WET ROOM WC ** BATHROOM AND WC ** UTILITY ROOM ** LARGE REAR GARDEN ** FANTASTIC CONVENIENT LOCATION CLOSE TO SHOPS, SCHOOLS AND AMENITIES **** This lovely semi detached home is conveniently located with easy access to local schools, shops, bus routes and amenities. This property is deceptively spacious offering generous accommodation across two floors for first time buyers and families and also benefits from a having a large rear garden with potential to extend (stp). On the ground floor there is an entrance porch, reception hall, living room, fitted kitchen dining room, Utility room and wet room WC. On the first floor, there are three good sized bedrooms and a family bathroom and WC. Externally there is a gated front driveway, garage and a large private rear garden. Don't miss the chance to make this lovely home yours. **CALL SKITTS BLOXWICH** to book a viewing today.

Entrance porch

Reception hall

Living Room 17' 8" x 12' 1" (5.39m x 3.69m)

Kitchen dining room 21' 0" x 8' 7" (6.39m x 2.61m)

Utility room 9' 8" x 4' 11" (2.94m x 1.50m)

Wetroom WC 10' 10" x 4' 10" (3.31m x 1.48m)

First Floor Landing

Bedroom One 12' 2" x 10' 0" (3.70m x 3.05m)

Bedroom Two 13' 6" x 8' 9" (4.12m x 2.67m)

Bedroom Three 8' 7" x 6' 10" (2.61m x 2.09m)

Family Bathroom 7' 2" x 5' 7" (2.18m x 1.69m)

Gated front driveway

Garage

Large 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.

AGENTS NOTE This home is system built and is non standard construction. Mortgage suitability for non-standard construction homes can vary significantly between lenders.



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.

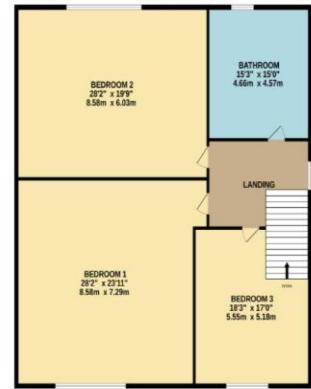




GROUND FLOOR



1ST FLOOR

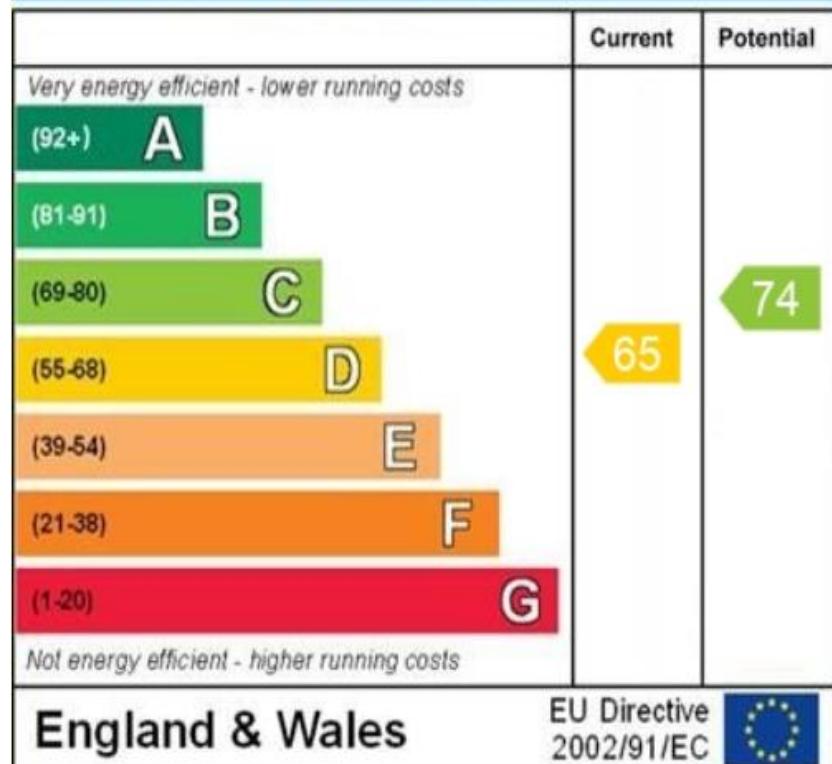


Whilst every precaution has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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Energy Efficiency Rating



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

SIGNED :

DATE: