



**33, Buildwas Close,  
Walsall, WS3 2SG**

**Offers Over £190,000**



Beautifully refurbished home in a quiet Cul De Sac in Bloxwich, close to all local amenities and within walking distance of Abbey Primary School. This two bedroom end terraced property is an ideal buy for first time buyers, downsizers and landlords alike. With no expense spared on the refurb, you can move straight in. To the ground floor there is a light and airy lounge to the fore and a fully fitted kitchen to the rear with patio doors leading the garden, ideal for entertaining on summer nights. Upstairs there are two double bedrooms, a fully tiled bathroom with bath and shower over and a landing window for that extra bit of natural light. The rear garden is laid mainly to lawn with a private side patio and gate to the fore where there is parking for several cars. This beautiful home needs to be viewed to appreciate the size and quality on offer.

#### Porch

**Lounge** 13' 9" x 12' 10" (4.2m x 3.9m)

**Kitchen** 13' 9" x 9' 6" (4.2m x 2.9m)

**Bedroom One** 53' 2" x 35' 9" (16.2m x 10.9m)

**Bedroom Two** 12' 11" x 9' 0" (3.93m x 2.75m)

#### Bathroom

#### Garden

#### Driveway

**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.

#### First Floor Landing



**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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 Bloxwich  
 WS3 2EX

01922 478 104



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**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: .....