



**36, Kirkstall Crescent,
Walsall, WS3 2SR**

Offers in Excess of £190,000.00



IMPROVED TO A HIGH STANDARD and offering **NO ONWARD CHAIN** this traditional mid terraced home is situated in a lovely cul de sac position and conveniently located with easy access to local schools, shops, bus routes, train station and amenities. This impressive property is deceptively spacious offering generous accommodation across two floors for first time buyers and families and also benefits from a having a front driveway and private rear garden. On the ground floor there is an entrance porch, reception hall, front sitting dining room, living room, modern fitted kitchen with front access and a utility room. On the first floor, there are three good sized bedrooms and a modern family bath/Shower room. Externally there is a double drive to front and a private rear garden. Don't miss the chance to make this lovely home yours. **CALL SKITTS BLOXWICH to book a viewing today.**

Entrance Hall

Sitting dining room 10' 0" x 8' 10" (3.06m x 2.70m)

Living room 13' 0" x 15' 5" (3.96m x 4.70m)

Modern fitted kitchen 19' 5" x 6' 3" (5.92m x 1.91m)

Utility room

First Floor Landing

Bedroom One 12' 6" x 10' 11" (3.82m x 3.34m)

Bedroom Two 12' 7" x 8' 3" (3.84m x 2.51m)

Bedroom Three 8' 10" x 8' 4" (2.68m x 2.53m)

Modern family bathroom

Front driveway

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.

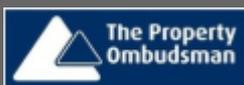
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



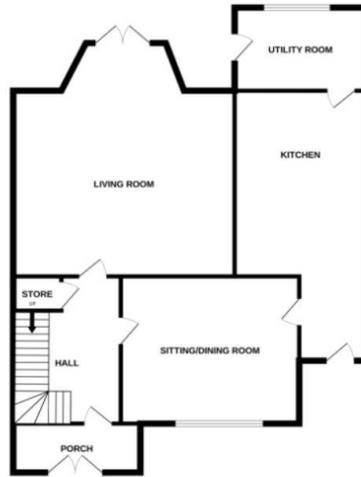


3 Queens Parade, High Street
 Bloxwich
 WS3 2EX

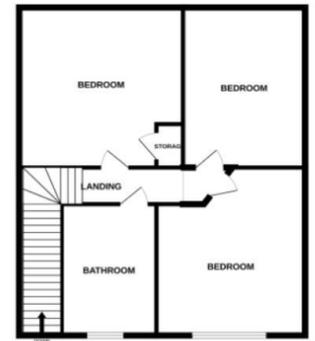
01922 478 104



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The work has been prepared and carried out in accordance with the provisions of the Building Act 2003. Plans will be altered if necessary.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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: