



**123, Remington Road,  
Walsall, WS2 7EF**

**Offers in Region of £155,000.00**

**\*\*TRADITIONAL END TERRACED HOME \*\* TWO DOUBLE BEDROOMS \*\* FITTED KITCHEN \*\* UTILITY AREA \*\* PRIVATE REAR GARDEN \*\* SPACIOUS MAIN LIVING ROOM \*\*** Situated on the popular Remington Road in Bloxwich, this two-bedroom end-of-terrace property offers a fantastic opportunity for first-time buyers, investors, or those looking to add value. The property is presented in good condition throughout, providing a comfortable and well-maintained living space that is ready to move into, while also offering clear potential for further improvement and personalisation. On arrival you are welcomed by a generous entrance hall, living room and fitted kitchen. The first floor offers two well-proportioned bedrooms, and a family bathroom. Externally the property offers a private rear garden with side access to the front of the house. Don't miss the chance to make this lovely cared for home yours. **CALL SKITTS BLOXWICH** to book a viewing today.

#### Entrance Hall

**Lounge** 13' 10" x 12' 7" (4.21m x 3.83m)

**Kitchen** 9' 7" x 12' 7" (2.92m x 3.83m)

#### Utility room

#### First Floor Landing

#### Bathroom

**Bedroom One** 10' 4" x 16' 0" (3.16m x 4.88m)

**Bedroom Two** 13' 1" x 8' 10" (3.99m x 2.70m)

**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.

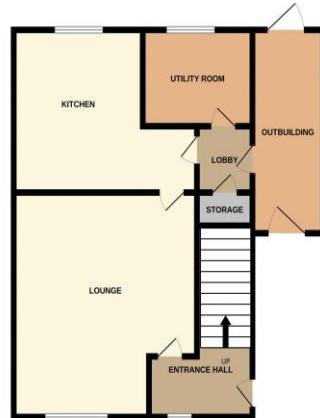
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





GROUND FLOOR

1ST FLOOR



Whilst every attempt 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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is intended for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their current state of efficiency can be given.  
Made with Homeplan 2000

**3 Queens Parade, High  
Street  
Bloxwich  
WS3 2EX**

**01922 478 104**

**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: .....**