



**50, Abbotts Street,
Walsall, WS3 3AY**

Offers Over £220,000



*** Three Bedroom Semi * Modern Interior Throughout * Off Road Gated Driveway * No Upward Chain * Well maintained and presented semi detached property. Conveniently situated for all local amenities, this three bedroom semi detached property is a must see for all buyers. With open plan living to the ground floor with a modern fitted kitchen with integrated appliances, underfloor heating and lounge/diner, WC and useful side entrance with access to the garden and for. On the first floor are 3 good sized bedrooms and a modern family bathroom. The rear of the property is laid mainly to lawn with brick build shed at the bottom. The property also benefits from off road gated parking to the front. Call SKITTS now to arrange your viewing**

Porch

Entrance Hall

Lounge/Diner 13' 9" x 13' 9" (4.2m x 4.2m)

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

WC

Side porch

Bedroom One 10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Two 12' 10" x 8' 6" (3.9m x 2.6m)

Bedroom Three 7' 0" x 9' 6" (2.14m x 2.9m)

Bathroom

Good Sized rear garden

Off Road Parking

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.

Premium Property The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.



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.

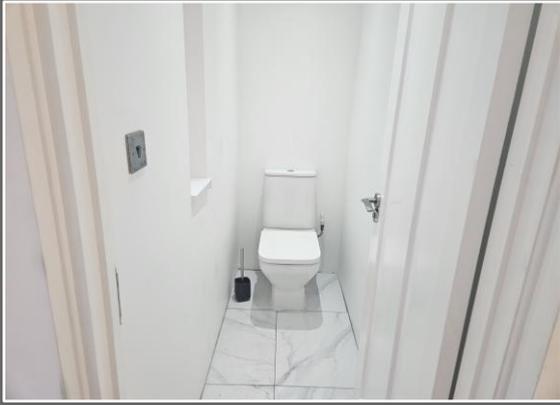
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.





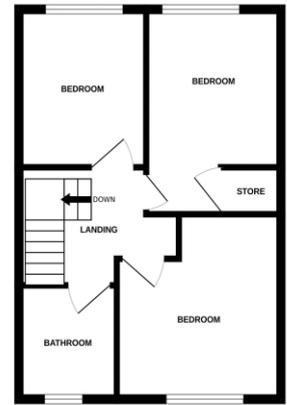
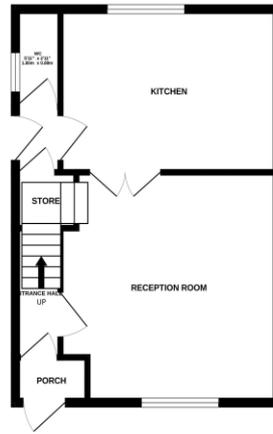
3 Queens Parade, High Street
 Bloxwich
 WS3 2EX

01922 478 104



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, internal and any other items are approximate and no responsibility is taken for any error or omission of no-dimensions. This plan is for illustrative purposes only and should not be used for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: