

SKITTS

ESTATE AGENTS



**38, Kelvin Road,
Walsall, WS2 7DR**

Offers Over £200,000

01922 478 104

We Value Your Home



Spacious and well presented three bedroom terraced property situated in a popular area of Bloxwich. This family homes has a spacious front lounge with double doors leading into the dining room and an opening to the fitted extended kitchen. There is also a useful side lobby which gives access to the front of the property from the kitchen. Upstairs there are 3 generous bedrooms with fitted wardrobes and a modern shower room with part tiled walls. Outside the garden has a large shed, lawn and two patio areas ideal for entertaining. If you are looking for a well proportioned property with space for a growing family then this well appointed home must be viewed.

Hall 0' 0" x 0' 0" (0m x 0m)

Lounge 14' 1" x 12' 10" (4.3m x 3.9m)

Dining Room 9' 10" x 11' 1" (3m x 3.37m)

Kitchen 16' 5" x 8' 6" (5m x 2.6m)

Lobby

Landing

Bedroom One 11' 8" x 10' 11" (3.55m x 3.32m)

Bedroom Two 9' 10" x 9' 10" (3m x 3m)

Bedroom Three 8' 10" x 8' 6" (2.7m x 2.6m)

Shower Room

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: . 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.

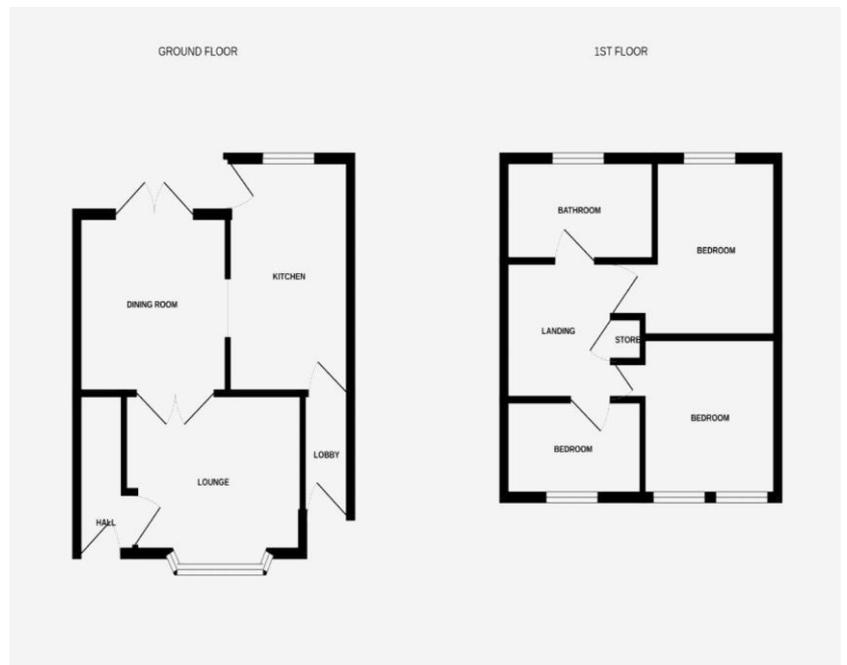
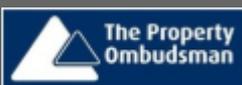
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





3 Queens Parade, High Street
 Bloxwich
 WS3 2EX

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	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: