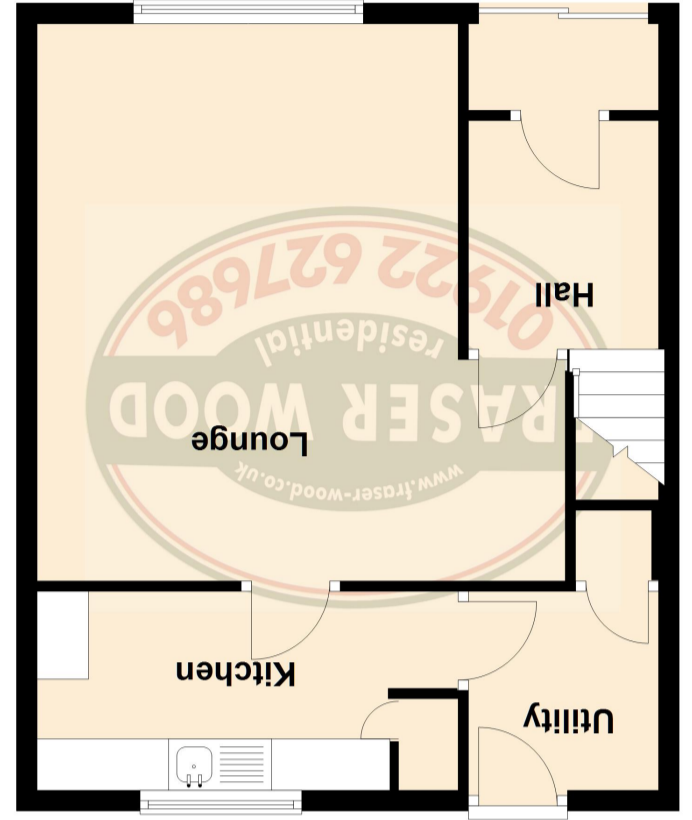


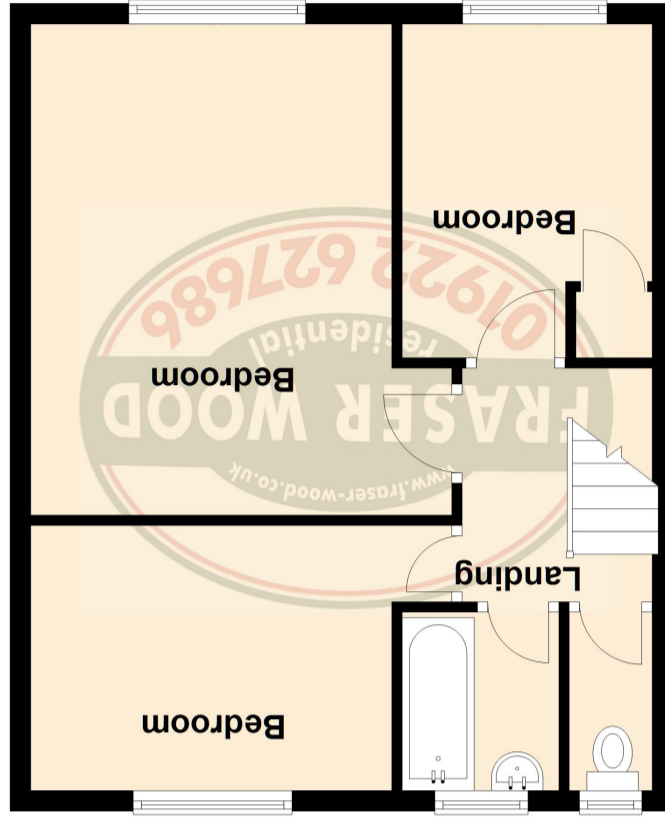


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Total area: approx. 90.0 sq. metres



Ground Floor
Approx. 45.0 sq. metres



First Floor
Approx. 45.0 sq. metres

| Energy Efficiency Rating | |
|---|---------|
| Potential | Current |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| G | (1-20) |
| F | (21-38) |
| E | (39-54) |
| D | (55-68) |
| C | (69-80) |
| B | (81-91) |
| A | (92+) |
| Very energy efficient - lower running costs | |
| 51 | 79 |



126 Church Street, Bloxwich, WS3 3JQ

OFFERS REGION £140,000



126 CHURCH STREET, BLOXWICH

This conveniently situated, three bedroomed, end town house is located in this popular residential area, being well served by all amenities including local shopping facilities on Bloxwich High Street, public transport services to neighbouring areas and a good range of schools for children of all ages.

Although in need of modernisation and refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

PORCH

having double glazed sliding door and tiled floor.

RECEPTION HALL

having wooden entrance door, ceiling light point, electric storage heater and stairs off to first floor.

LOUNGE

5.42m x 4.15m (17' 9" x 13' 7") having UPVC double glazed window to front, two ceiling light points, electric storage heater and fireplace surround.

KITCHEN

3.18m x 3.07m (10' 5" x 10' 1") having inset stainless steel sink unit, wall, base and drawer cupboards, work surfaces, tiled splash backs, electric cooker point, appliance space, plumbing for automatic washing machine, strip slight, electric storage heater, built-in store cupboard, extractor fan, tiled floor and UPVC double glazed window to rear.

UTILITY

3.15m x 1.84m (10' 4" x 6' 0") having UPVC double glazed door to rear garden, strip light, wall and base cupboards, roll top work surface, tiled floor and built-in store cupboard.



FIRST FLOOR LANDING

having ceiling light point, loft hatch and airing cupboard.

BEDROOM NO 1

4.97m x 3.14m (16' 4" x 10' 4") having UPVC double glazed window to front, ceiling light point and electric heater.

BEDROOM NO 2

3.79m x 3.14m (12' 5" x 10' 4") having UPVC double glazed window to rear, ceiling light point and electric heater.

BEDROOM NO 3

3.73m x 2.37m (12' 3" x 7' 9") having UPVC double glazed window to front, ceiling light point, electric heater and built-in store cupboard.

BATHROOM

having white suite comprising bath with fitted shower unit, wash hand basin, tiled splash back surrounds, ceiling light point, extractor fan, wall mounted fan heater and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., ceiling light point and UPVC double glazed window to rear.

OUTSIDE

LAWNED FOREGARDEN

with a variety of trees and shrubs and with pathway to front door.

REAR GARDEN

having paved patio area, lawn, timber garden shed and side access gate.



AGENTS' NOTE

We understand that the property is cross wall construction.

SERVICES

Company water, electricity and mains drainage are available at the property. There is no gas currently supplied. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.