



A fantastic two bedroom end terrace property occupying a particular delightful position at the end of School Road close to Saltwells Nature Reserve. This well maintained family home is on offer with no upward chain and simply must be viewed to be fully appreciated.

61 School Road briefly comprises a welcoming entrance hall, open plan lounge kitchen, spacious conservatory, two bedrooms, downstairs wet room with shower, upstairs bathroom and rear garden.



Approach

Driveway to front offering parking and stepping into:

Entrance Hall

Having stairs rising to the first floor, access into downstairs wet room and open plan lounge and kitchen, double glazed window and central heating radiator.

Living Area

13'3" max x 14'7" max (4.06 max x 4.45 max)

Gas fire with tiled surround and hearth with feature fire surround, double glazed 'French' doors into conservatory, double glazed window and central heating radiator.

Kitchen Area

18'0" max x 16'6" max (5.51 max x 5.03 max)

Inset stainless steel sink top with drainer, base units with rolled edge laminate work tops, range of wall cupboards, integrated dishwasher, cooker hood, plumbing for washing machine, double glazed window, door into rear garden and door to the front of the property, double glazed 'French' doors into the conservatory, two 'Velux' windows, cupboard housing 'Worcester' combination boilers,

Conservatory

18'6" x 10'7" (5.66 x 3.25)

The spacious conservatory benefits from floor tiles, central heating radiator and double glazed 'French' doors into the rear garden.

Downstairs Wet Room

Low flush WC, wash hand basin built into vanity unit, shower fitting, chrome heated towel rail, wall tiles and double glazed window.

Landing

Loft hatch, double glazed window and central heating radiator.

Bedroom One

14'6" x 10'9" (4.42 x 3.3)

Useful storage cupboard, two double glazed windows and central heating radiator.

Bedroom Two

12'0" x 7'10" (3.66 x 2.39)

Two double glazed windows and central heating radiator.

Bathroom

Low flush WC and wash hand basin built into vanity unit, bath, wall tiles, double glazed window and central heating radiator.



Rear Garden

Mature flowers and flowering shrubs, gravel area with steps leading you to decking area with garden shed, steps to further sitting area with storage to the rear.

Location

This end terrace home benefits from close proximity to local shops, schools and amenities that serve the immediate area, as well as the nearby Merry Hill Shopping centre. Regular public services run along Saltwells Road and the commuter is well served by excellent local road and rail links (nearest railway station at Cradley Heath, motorway M5 at Halesowen connecting with the greater Black Country and West Midlands area.

The Saltwells Nature Reserve is just a short distance away and the Canal system with its associated heritage criss crosses the region.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

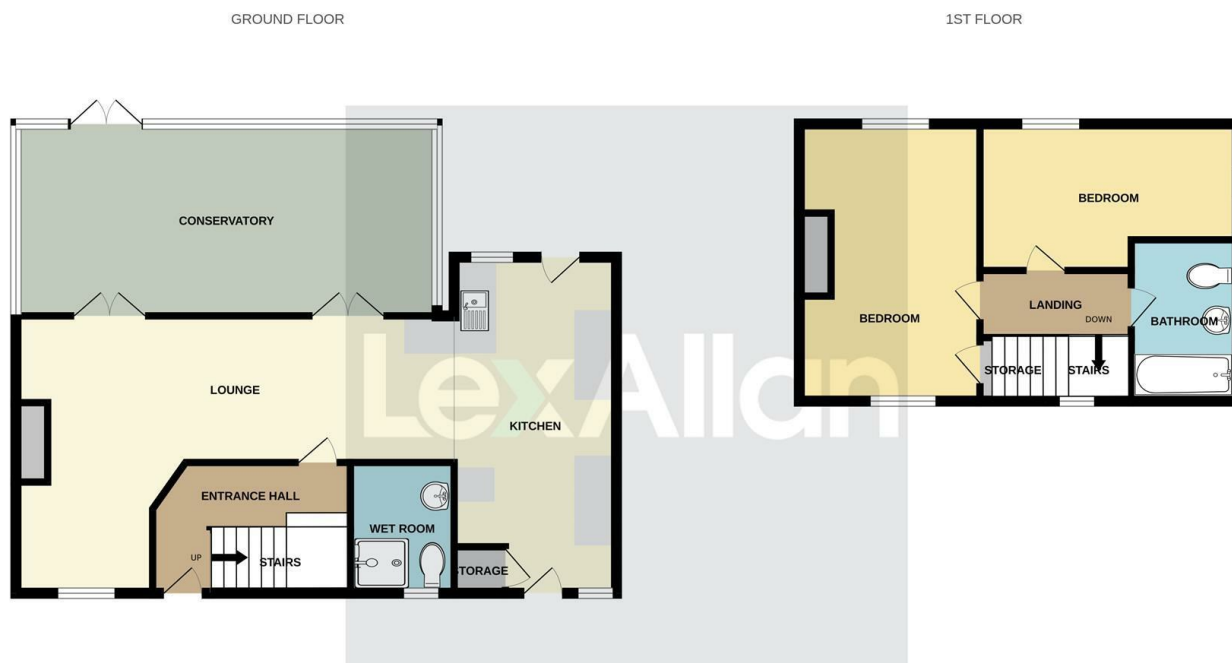
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Tenure (Freehold).

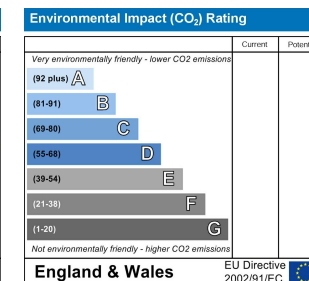
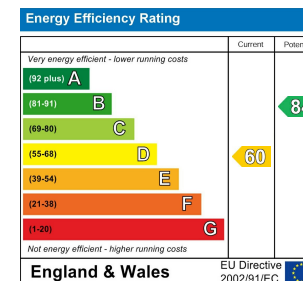
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band A





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