



Fishley Close, Lower Farm
Walsall, WS3 3QA

Offers in the Region Of £320,000

Lower Farm

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Situated on the popular Fishley Close, on Lower Farm, this impressive and beautifully presented three-bedroom family home offers stylish, substantially extended accommodation finished to a high standard throughout.

The property combines generous living space with striking contemporary décor and is ideally suited to buyers looking for a home ready to move straight into.

The ground floor is particularly impressive, beginning with an entrance porch and hallway leading into a spacious open-plan lounge and dining area, providing excellent space for both relaxing and entertaining. To the rear is a superb extended family room, flooded with natural light from a large roof lantern and featuring wide bi-fold doors opening directly onto the garden. Completing the ground floor is a modern fitted kitchen with a comprehensive range of units, integrated appliances and contrasting work surfaces, together with useful storage and access to the garage.

To the first floor are three well-proportioned bedrooms and a family bathroom. The bedrooms are attractively presented, with the principal bedrooms offering excellent space for wardrobes and additional furniture, while the third bedroom provides flexibility as a child's room, home office or dressing room.

Outside, the rear garden has been thoughtfully landscaped to create an excellent entertaining space, with large paved seating areas, raised planted borders, lawn and a covered gazebo-style seating area. The combination of the impressive extended accommodation, contemporary interiors and superb garden makes this an outstanding family home, with early viewing highly recommended.





Property Specification

IMPRESSIVE THREE-BEDROOM EXTENDED FAMILY HOME
SPACIOUS OPEN-PLAN LOUNGE AND DINING AREA
STYLISH MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
BEAUTIFULLY PRESENTED CONTEMPORARY INTERIORS THROUGHOUT
SUPERB REAR FAMILY ROOM WITH ROOF LANTERN AND BI-FOLD
DOORS

Lounge/Diner
22' 0" x 17' 4" into recess (6.70m x 5.28m)

Family Room
12' 9" x 16' 2" (3.88m x 4.92m)

Kitchen
15' 6" x 7' 8" (4.72m x 2.34m)

Garage

Bedroom One
10' 4" x 9' 6" plus recess (3.15m x 2.89m)

Bedroom Two
11' 2" into recess x 11' 1" (3.40m x 3.38m)

Bedroom Three
7' 5" x 7' 2" inc stair box (2.26m x 2.18m)

Family Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

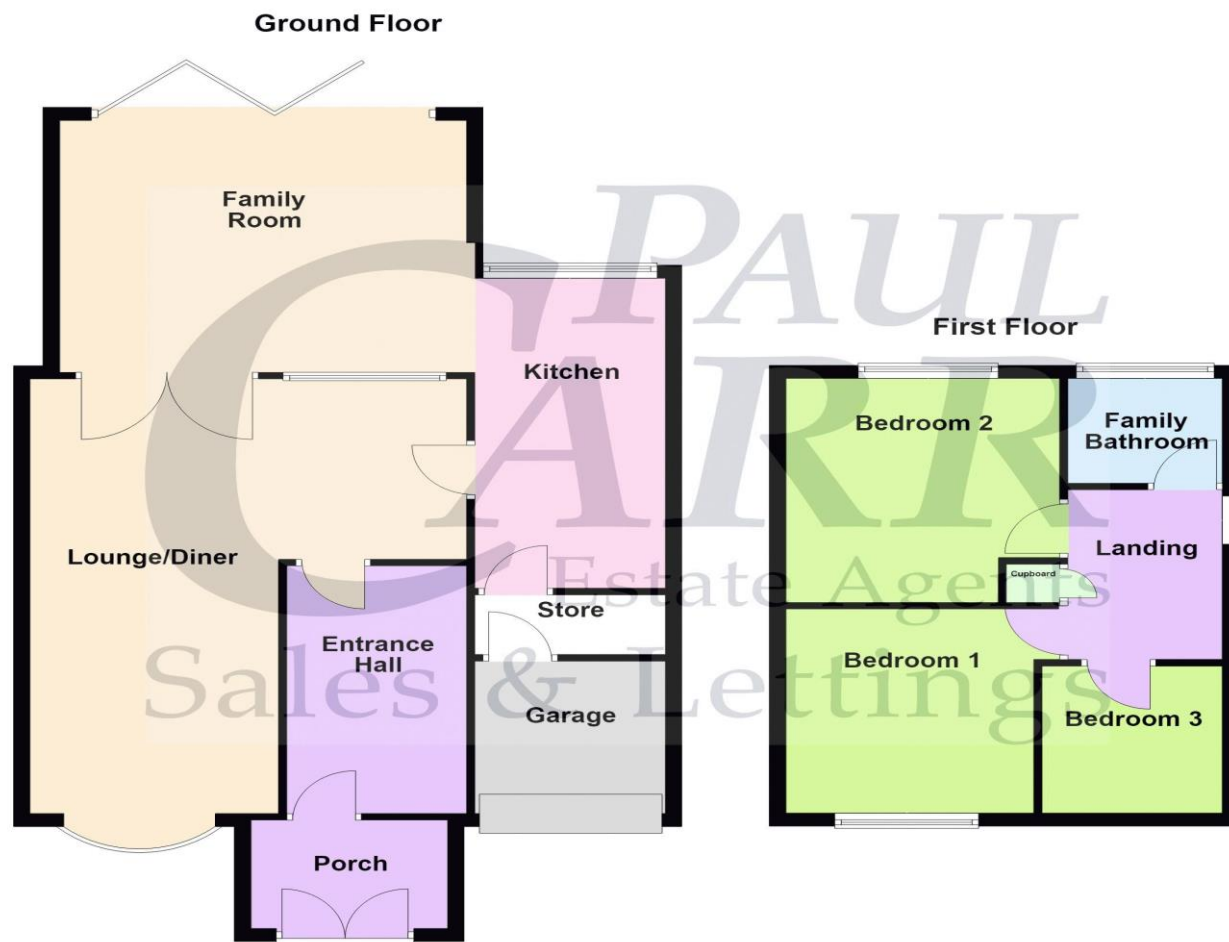
Services connected: All Services

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

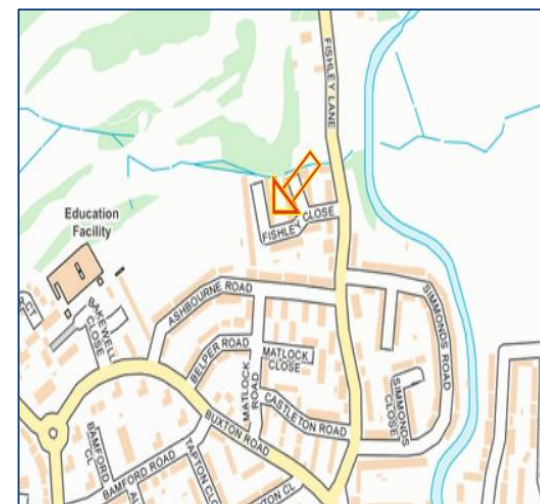


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Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



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OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman