

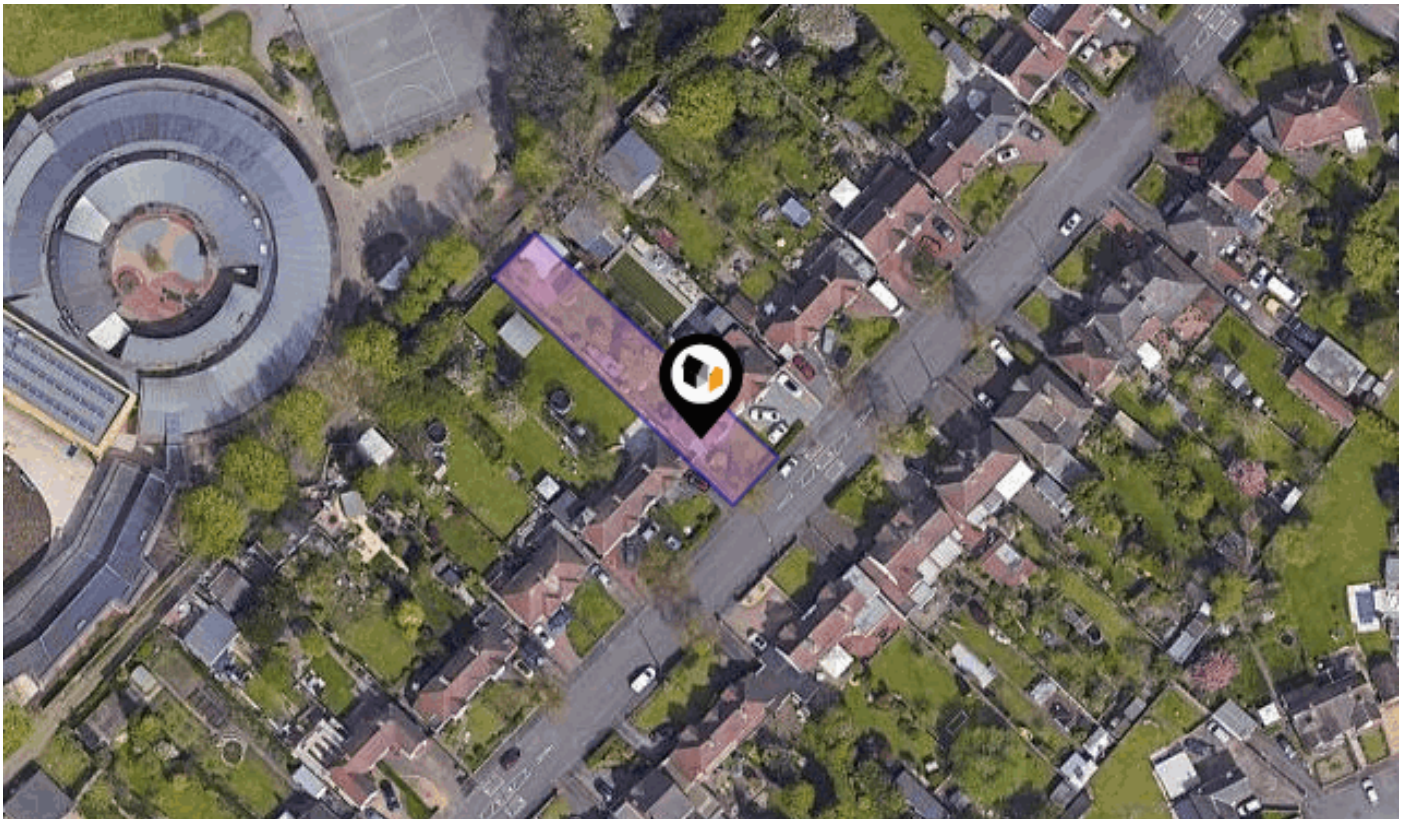


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th April 2023



BROADSTONE AVENUE, WALSALL, WS3

Asking Price : £260,000

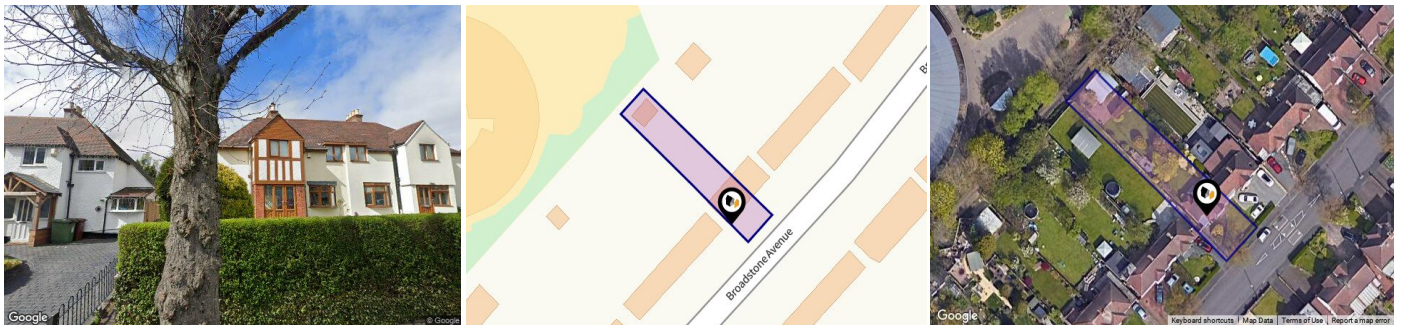
Mark Garner Powered By EXP

Telford, TF3

07789647226

mark.garner@exp.uk.com

exp.uk.com




Property

Type:	Semi-Detached	Last Sold £/ft²:	£53
Bedrooms:	3	Asking Price:	£260,000
Floor Area:	1,011 ft ² / 94 m ²	Tenure:	Freehold
Plot Area:	0.14 acres		
Year Built :	1999		
Council Tax :	Band C		
Annual Estimate:	£1,941		
Title Number:	WM693949		
UPRN:	100071039233		

Local Area

Local Authority:	Walsall
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	187 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

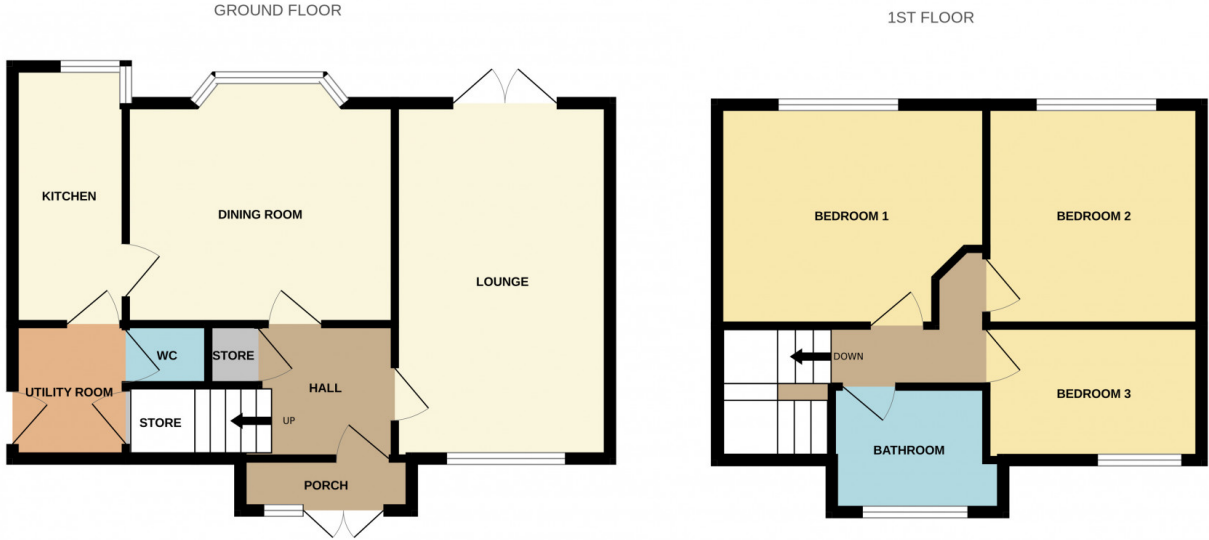








BROADSTONE AVENUE, WALSALL, WS3



3 BED SEMI DETACHED WITH GARAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Broadstone Avenue, WS3

Energy rating

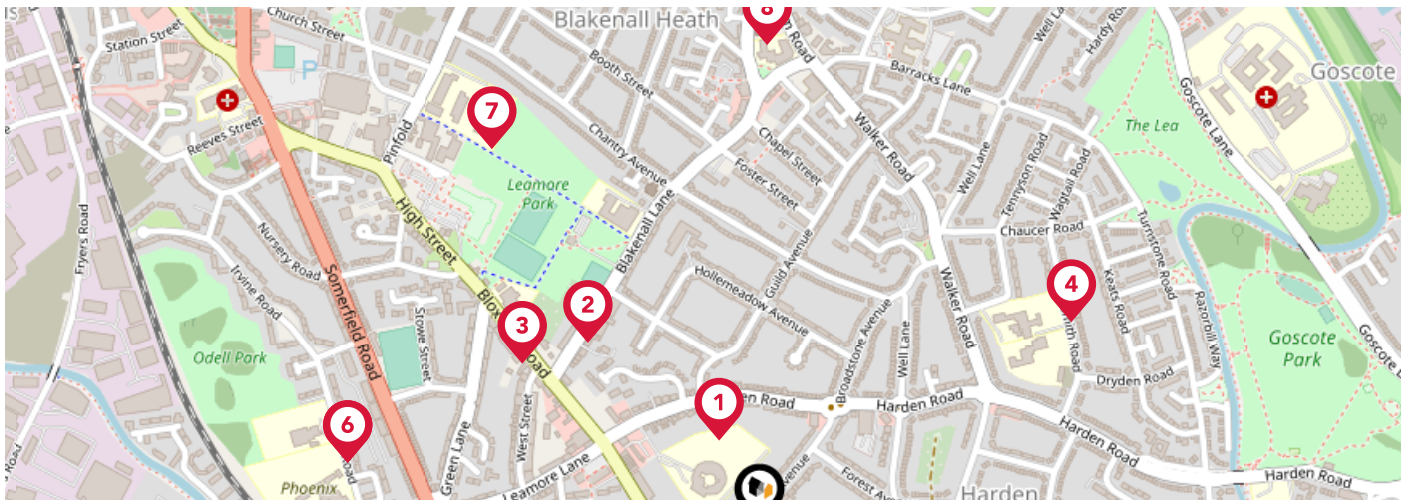
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Valid until 07.07.2024

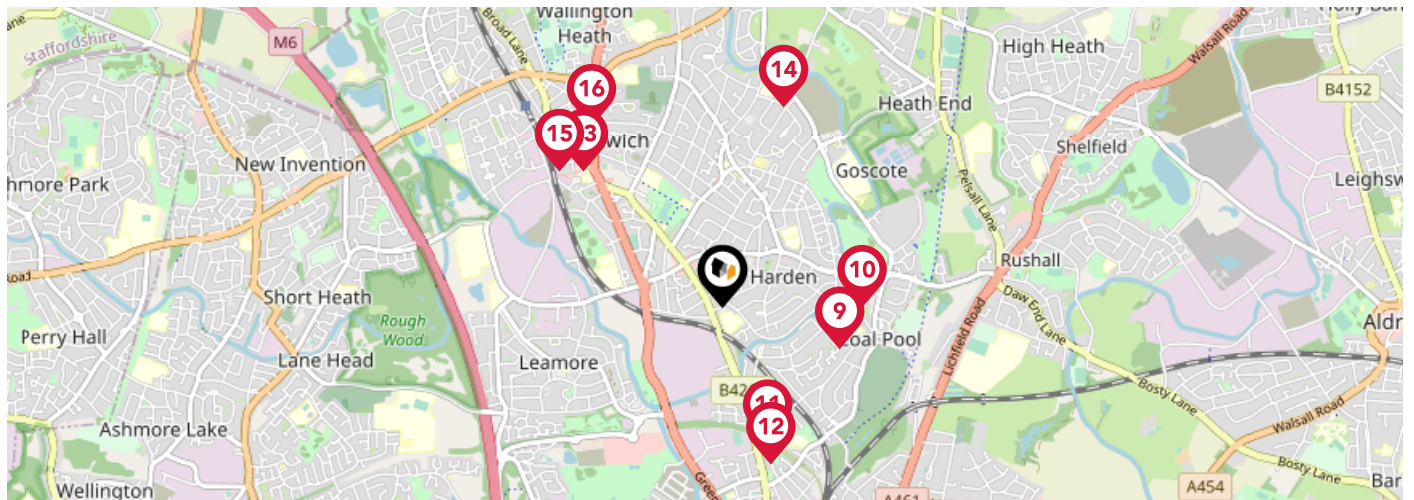
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	94 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Christ Church CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 363 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sunshine Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 218 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Leamore Primary School</p> <p>Ofsted Rating: Good Pupils: 244 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Goldsmith Primary Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 457 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Phoenix Academy</p> <p>Ofsted Rating: Good Pupils: 45 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Castle School</p> <p>Ofsted Rating: Outstanding Pupils: 188 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Blakenall Heath Junior School</p> <p>Ofsted Rating: Good Pupils: 231 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Valley Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 220 Distance:0.54</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

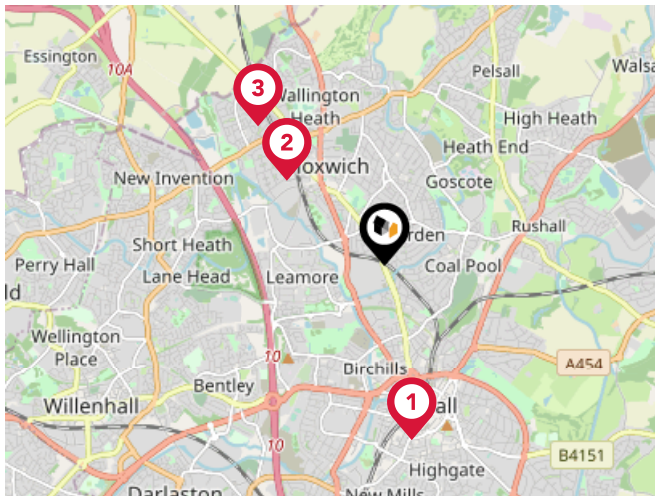


	Nursery	Primary	Secondary	College	Private
 St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 287 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Edgar Stammers Primary Academy Ofsted Rating: Requires Improvement Pupils: 355 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Abu Bakr Boys School Ofsted Rating: Good Pupils: 180 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Walsall Primary Academy Ofsted Rating: Good Pupils: 244 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sandbank Nursery School Ofsted Rating: Outstanding Pupils: 150 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rivers Primary Academy Ofsted Rating: Good Pupils: 362 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Elmore Green Primary School Ofsted Rating: Good Pupils: 318 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Saints National Academy Ofsted Rating: Requires Improvement Pupils: 297 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

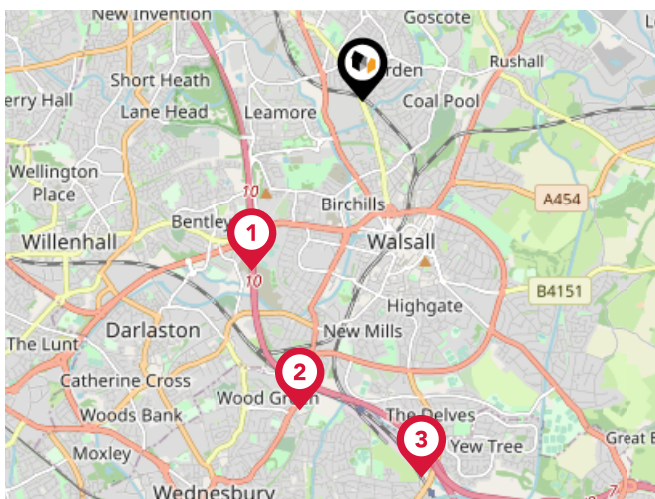
Transport (National)

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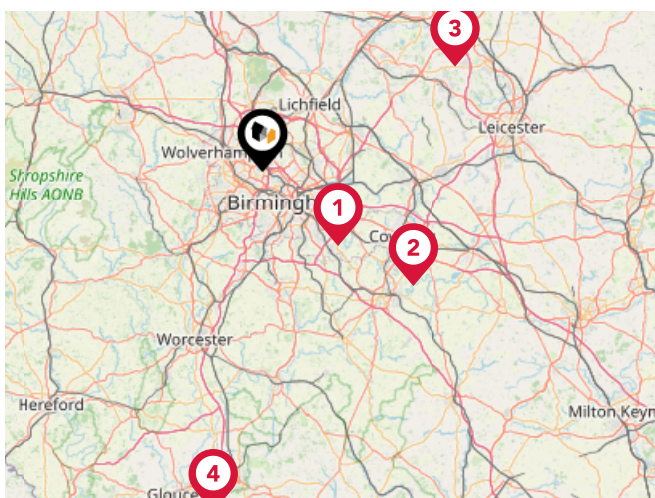
National Rail Stations

Pin	Name	Distance
1	Walsall Rail Station	1.6 miles
2	Bloxwich Rail Station	1.16 miles
3	Bloxwich North Rail Station	1.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J10	1.82 miles
2	M6 J9	2.85 miles
3	M6 J8	3.44 miles
4	M6 J10A	3.04 miles
5	M54 J1	3.31 miles

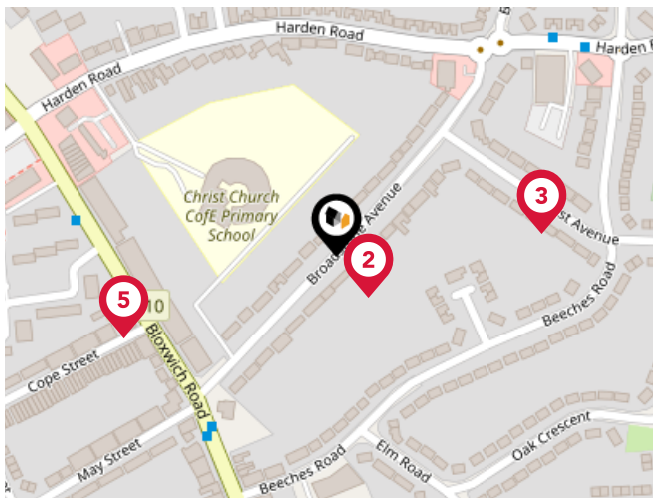


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	15.26 miles
2	Coventry Airport	27.31 miles
3	East Midlands Airport	31.58 miles
4	Gloucestershire Airport	49.92 miles

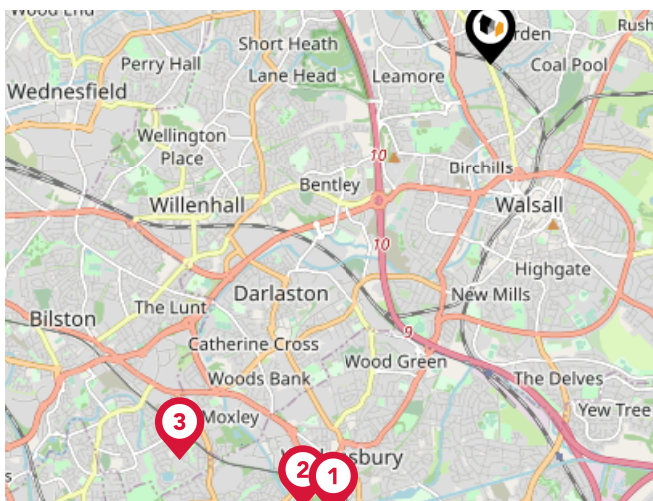
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Railway	0.03 miles
2	The Railway	0.03 miles
3	Broadstone Avenue	0.12 miles
4	Broadstone Avenue	0.12 miles
5	Cope St	0.13 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western Street (Metro Stop)	4.3 miles
2	Wednesbury Parkway (Midland Metro Stop)	4.34 miles
3	Bradley Lane (Midland Metro Stop)	4.54 miles

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It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

Testimonial 1



Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2



Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3



Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4



The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accepted an offer for our house within 3 days from the day the advert appeared online. Highly recommend.



/markgarnerestateagent



/mark_b_garner/



/in/themarkgarner/

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Mark Garner Powered By EXP Data Quality

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MARK GARNER
exp uk

Mark Garner Powered By EXP

Telford, TF3
07789647226
mark.garner@exp.uk.com
exp.uk.com

