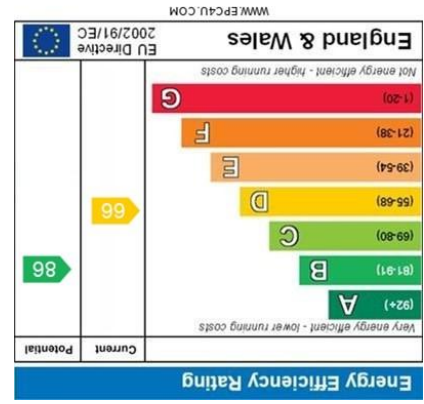
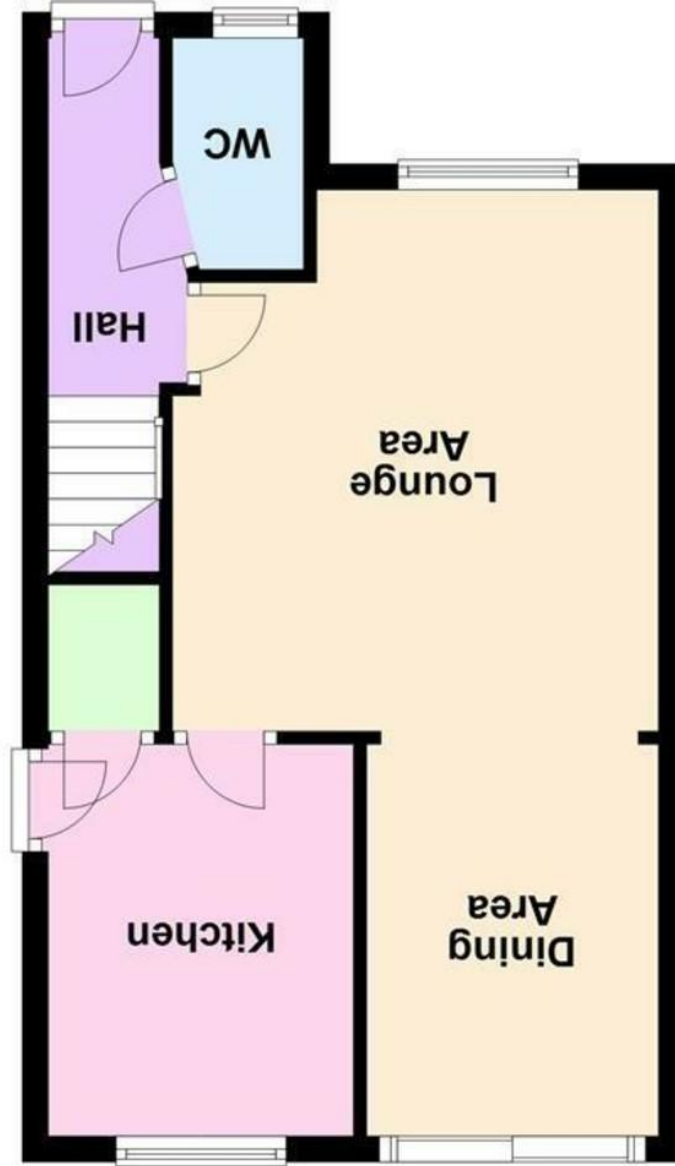
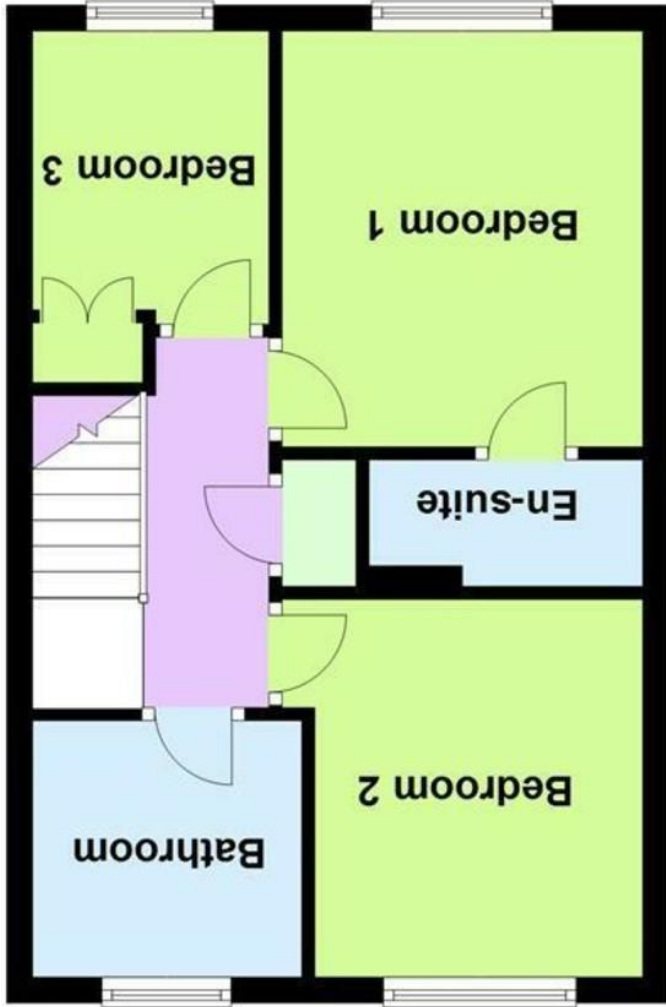


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Dining Area & Kitchen
- Three Good Sized Bedrooms
- En-Suite & Bathroom
- Well Maintained Rear Garden

Thetford Way, Walsall, WS5 4TA

£215,000



Property Description

This WELL PRESENTED PROPERTY is ideally situated in a SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6. MUST BE VIEWED to fully appreciate the presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having space for parking with access to front reception door.

HALL having light point, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 13' 10" x 12' 5" (max.) (4.22m x 3.78m) having double glazed window to front elevation, light point, power points, central heating radiator, door to kitchen and open access to dining area.

DINING AREA 10' 0" x 7' 5" (3.05m x 2.26m) having light point, power points, central heating radiator and double glazed sliding door to rear garden.

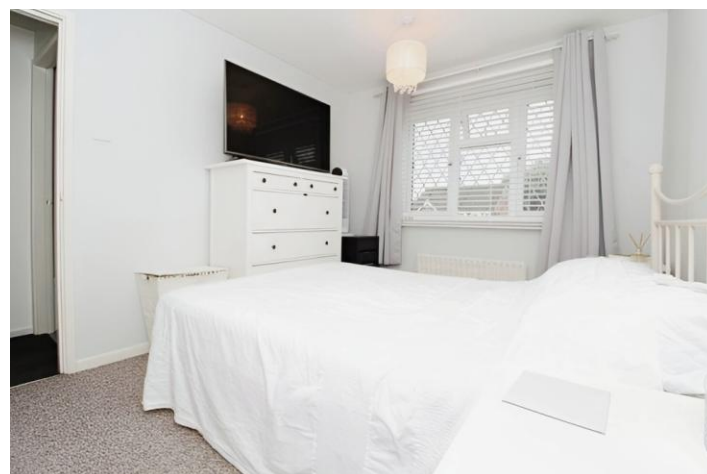
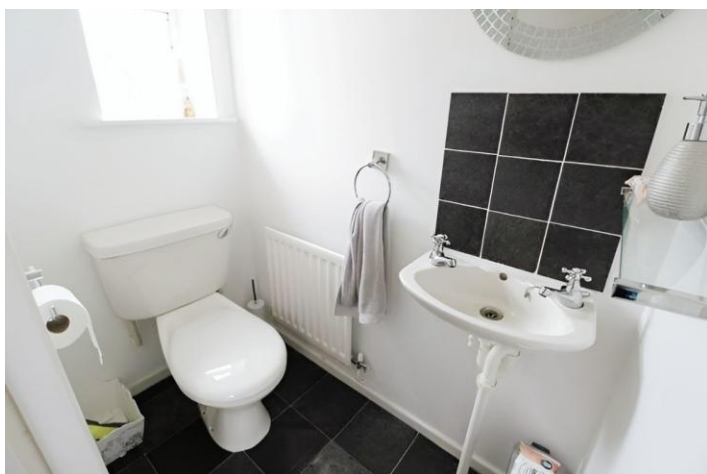
KITCHEN 10' 0" x 7' 9" (3.05m x 2.36m) having double glazed window to rear elevation, light point, power points, pantry, a range of matching wall/base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances and door opening to rear garden.

GUEST CLOAKROOM having double glazed window to front elevation, light point, wash hand basin and low flush w/c.

FIRST FLOOR LANDING having light point and doors off to all rooms.

BEDROOM ONE 10' 10" x 9' 1" (3.3m x 2.77m) having double glazed window to front elevation, light point, power points, central heating radiator and door to en-suite.

EN-SUITE having light point, central heating radiator, wash hand basin, low flush w/c and shower.



BEDROOM TWO 9' 8" x 8' 6" (2.95m x 2.59m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 9' 0" (max.) x 6' 0" (2.74m x 1.83m) having double glazed window to front elevation, light point, power points and central heating radiator.

BATHROOM having double glazed window to rear elevation, light point, a matching suite comprising of bath, wash hand basin, low flush w/c and complimentary tiling to splashbacks.

OUTSIDE

REAR GARDEN having paved/lawned areas to fenced perimeter.

COUNCIL TAX BAND C Sandwell Metropolitan Borough Council

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.



OUTSIDE

