



All enquiries Ref: Callum Glenn



- Freehold terrace house
- Requiring modernisation and refurbishment
- Full vacant possession

#### Location:

The property is located on Hawthorn Road. Shopping amenities can be found locally along Shelfield with a further range of shops, bars and restaurants located within Walsall. Public transport links include Walsall Train station to the south together with a network of local bus services serving the surrounding area. The property is served by road links with the A461 and the A4148 situated to the south. Recreational pursuits are available at Shelfield Park.

#### Accommodation:

First floor: Three bedrooms, bathroom/WC  
Ground floor: Entrance hall, reception room, kitchen, WC  
Outside: Off street parking, rear garden

EPC Rating: D

Council Tax Band: A

#### To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

