

for sale

£220,000 Freehold



Ladbury Road Walsall WS5 4HH

****THREE BEDROOM MID TERRACED PROPERTY**** Would make an ideal family home! Located in Walsall near local schools and transport links. We would recommend internal viewings for this accommodation.



Property Details

Entrance Porch

Front aspect double glazed door, side aspect double glazed windows, tiled flooring and door to hall.

Entrance Hall

Front door into hall, stairs to landing, door to lounge and dining room.

Lounge 18' 9" x 9' 9" (5.71m x 2.97m)

Front aspect double glazed window, 2 x radiators, fire surround with gas fire and door to dining room.

Dining Room 11' 11" x 9' 3" (3.63m x 2.82m)

Front aspect double glazed window, radiator and door to kitchen.

Kitchen 12' 6" x 9' 3" (3.81m x 2.82m)

Rear aspect double glazed window, wall and base units, inset sink and drainer, space for cooker and washing machine, door to garden, radiator and space for fridge freezer.

Landing

Rear aspect double glazed window, loft access and doors to bedroom, bathroom and w/c.

Bedroom One 13' 4" x 9' 3" (4.06m x 2.82m)

Front aspect double glazed window and radiator.

Bedroom Two 13' 2" max x 10' 3" max (4.01m max x 3.12m max)

Front aspect double glazed window and radiator.

Bedroom Three 9' 4" x 7' 1" max (2.84m x 2.16m max)

Rear aspect double glazed window, radiator and airing cupboard housing combi boiler.

Shower Room

Walk in triton electric shower with glass shower screen, radiator, wash hand basin, wood flooring and rear aspect double glazed window.

W/C

Rear aspect double glazed window and low level w.c.

Rear Garden

Paved patio area, lawn, garden shed and shared entry.

Front Garden

Paved driveway providing off road parking.

Additional

The sale of the property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





To view this property please contact Paul Dubberley on

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Tenure: Freehold

EPC Rating: Awaited

Property Ref: PWE103388 - 0004

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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