

for sale

offers in the region of **£170,000** Freehold



## Hillary Street Walsall WS2 9BP

**\*\*THREE BEDROOM TERRACED PROPERTY\*\*** Ideal investment or first time buy. Located in Walsall near to local shops, amenities and transport links. we recommend internal viewings to appreciate the accommodation we have on offer.





# Property Details

## Access Via

A UPVC door opening into entrance hall.

## Entrance Hall

Rear hallway, storage cupboard, radiator and door to:

## Lounge 11' 8" x 11' 2" ( 3.56m x 3.40m )

Front aspect double glazed window and radiator.

## Dining Room 11' 9" x 11' 2" ( 3.58m x 3.40m )

Front aspect double glazed window and radiator.

## Kitchen 10' 7" x 6' 2" ( 3.23m x 1.88m )

Side aspect double glazed window, wall and base units, inset sink and drainer, space for appliances, double glazed door to garden and door to bathroom.

## Ground Floor Bathroom

Side aspect double glazed window, bath with shower over, wash hand basin, low level w/c and radiator.

## Landing

Side aspect double glazed window, loft access and doors too:

## Bedroom One 11' 9" x 11' 2" ( 3.58m x 3.40m )

Front aspect double glazed window and radiator.

## Bedroom Two 11' 2" x 8' 7" ( 3.40m x 2.62m )

Front aspect double glazed window and radiator.

## Bedroom Three 9' 3" x 6' 3" ( 2.82m x 1.91m )

Side aspect double glazed window and cupboard housing the boiler.

## Rear Garden

Gate providing shared access and has cold water tap.





To view this property please contact Paul Dubberley on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: PWE103624 - 0003

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 or all 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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