



Argyle Road,
Walsall, WS4 2EX

Offers in the Region Of £250,000

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Set in a popular residential location, within easy reach of schools, amenities and Walsall arboretum and offered for sale with no onward chain, this semi-detached house requires modernisation throughout and an internal viewing is essential to fully appreciate the potential of the property on offer.

Internal inspection reveals an entrance hallway with parquet style flooring and stairs to first floor, open-plan lounge / dining room with large window to the front elevation, patio door into the rear garden and further doorway leading into the kitchen which features a range of wall / base units, built in storage cupboard, gas cooker point and access to the useful utility room / storage which has plumbing for a washing machine, doors to the front and rear and access to the garage.

To the first floor there are three bedrooms - two doubles and a single - and the bathroom with suite comprising WC, wash basin and bath.

Externally, the good-sized rear garden is laid mainly to lawn with a selection of shrubs / bushes and there is driveway parking to the front of the property with access to the garage.





Property Specification

SEMI-DETACHED HOUSE
POPULAR RESIDENTIAL LOCATION
WALSALL ARBORETUM NEARBY
IN NEED OF MODERNISATION THROUGHOUT
OPEN-PLAN LOUNGE / DINING ROOM

Hall

Lounge Area 4.39m (14'5") x 3.62m (11'11")

Dining Area 2.66m (8'9") x 2.60m (8'6")

Kitchen 3.05m (10') max x 2.68m (8'9")

Utility 3.30m (10'10") x 2.79m (9'2")

Garage 4.97m (16'4") x 2.44m (8')

Landing

Bedroom 1 3.50m (11'6") x 2.92m (9'7") plus recess

Bedroom 2 3.47m (11'5") x 3.30m (10'10") max into wardrobes

Bedroom 3 2.63m (8'8") x 2.44m (8')

Bathroom 1.82m (6') x 1.80m (5'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

