



18 Tame Street East,  
Walsall, WS1 3LE

Offers in the Region Of £245,000



# Walsall

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Set within easy reach of amenities and transport links, this superb, mid-terraced property offers beautifully presented accommodation - ideally suited to a first-time buyer or young family alike - and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy living room with large window to the front elevation and door leading into the stunning open-plan kitchen/dining/family room which has space for a large dining table and features a range of wall / base units, gas cooker point, plumbing for a washing machine and door to the rear garden.

To the first floor there are three excellent bedrooms and a generous bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved patio area and a timber-built summerhouse and there is driveway parking to the front of the property.





## Property Specification

### Porch & Hall

Lounge - 4.14m (13'7") max x 4.06m (13'4")

### Kitchen/Dining/Family Room -

5.41m (17'9") x 5.16m (16'11") max

### WC

Bedroom 1 - 3.24m (10'7") max x 3.01m (9'11") max

Bedroom 2 - 3.42m (11'3") x 2.38m (7'10")

Bedroom 3 - 2.71m (8'10") x 2.35m (7'9")

Bathroom - 3.01m (9'10") x 1.82m (6')

### 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: 8th May 2024

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

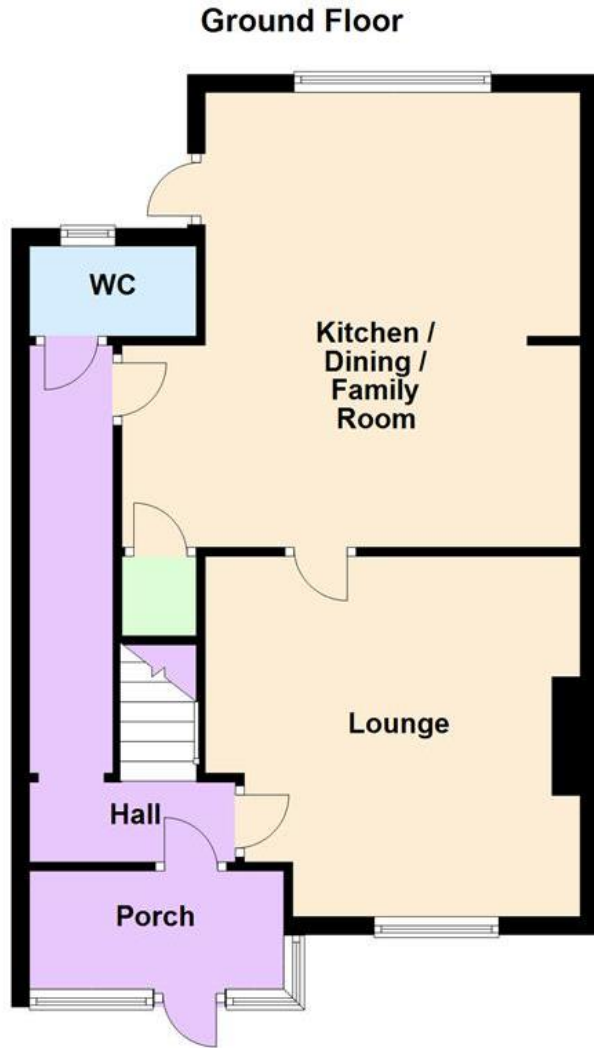
Council tax band: B

Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

