



89 Delves Green Road,
Walsall, WS5 4LP

Offers in Excess of £250,000

Walsall

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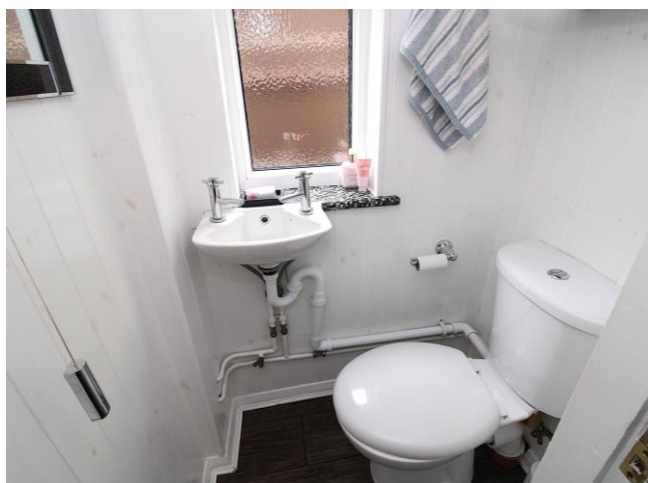


Set in a popular residential location and offered for sale with no onward chain, this semi-detached house is ideally situated for access to schools, amenities and transport links and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, light and airy lounge with bay window to the front elevation and attractive feature fireplace and there is an open-plan kitchen/dining room which has a range of fitted units, integrated oven and hob with extractor over, plumbing for a washing machine and door into the rear garden.

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

Externally, the neatly maintained rear garden is laid mainly to lawn with a paved seating area and there is off-road parking to the front of the property.





Property Specification

Hall

Lounge - 4.05m (13'3") into bay x 3.47m (11'5")

Dining Area - 3.47m (11'5") x 3.20m (10'6")

Kitchen - 5.10m (16'9") max x 4.20m (13'9") max

WC

Bedroom 1 - 3.33m (10'11") x 3.32m (10'11")
into wardrobes

Bedroom 2 - 3.47m (11'5") x 3.20m (10'6")

Bedroom 3 - 2.22m (7'3") x 1.80m (5'11")

Bathroom - 2.12m (7') x 1.71m (5'7")

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: 14th September 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

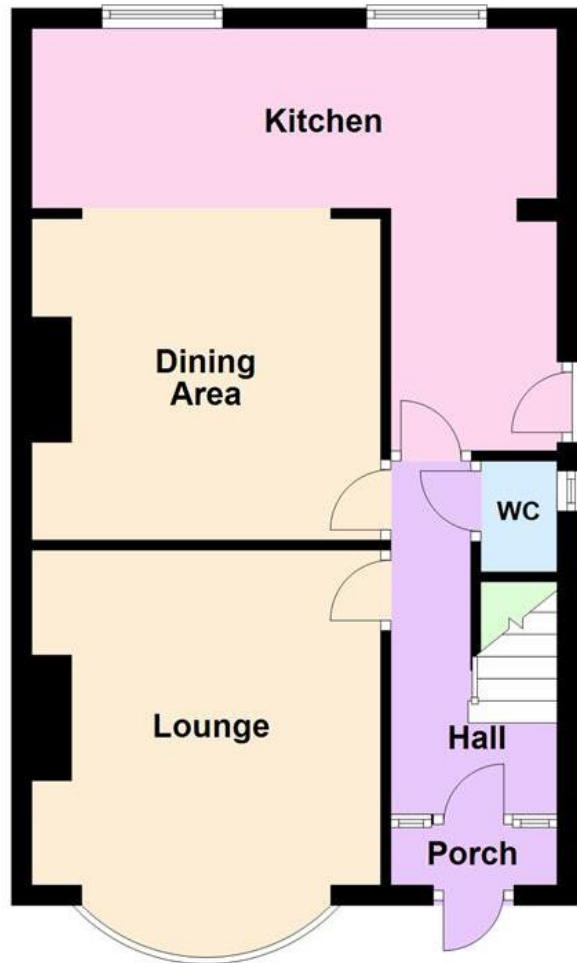
Council tax band: B

Tenure: Freehold

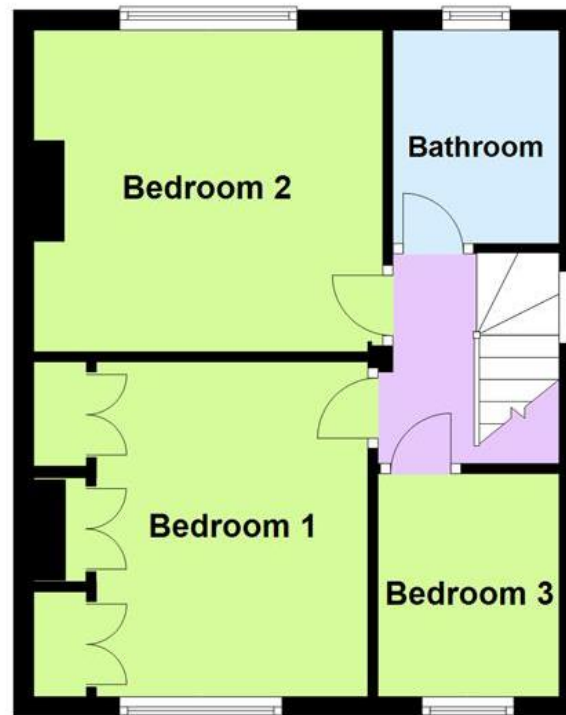
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

