



24 The Grove,
Walsall, WS5 4BX

Offers Over £175,000

Walsall

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Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this semi-detached house has been extensively refurbished by the current owner, with an internal viewing 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 dual aspect lounge/diner and well-appointed kitchen which features a range of wall/base units, integrated oven and hob with extractor over and door into the rear garden.

To the first floor there are three good sized bedrooms and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, there is an enclosed rear garden with garden store and off-road parking to the front of the property.

Please note that the property is of non-standard construction and is suitable for cash purchasers only.





Property Specification

Hall

Lounge/Diner - 6.07m (19'11") x 3.37m (11'1") min

Kitchen - 3.37m (11'1") max x 2.55m (8'4")

WC

Bedroom 1 - 3.87m (12'8") x 3.52m (11'7")

Bedroom 2 - 3.87m (12'8") x 2.45m (8')

Bedroom 3 - 2.58m (8'5") x 2.55m (8'4")

Bathroom - 1.65m (5'5") x 1.54m (5'1")

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: 10th January 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: A

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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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

