



69 Lower Forster Street,  
Walsall, WS1 1XB

Offers in the Region Of £169,950



# Walsall

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Set within easy reach of the centre of Walsall and offered for sale with no onward chain, this neatly presented, mid-terraced property would make an ideal purchase for a first-time buyer or investor and an internal viewing is highly recommended.

Internal inspection reveals a light and airy living room with window to the front elevation and door to inner lobby which has access to a useful storage cupboard and leads through into the separate dining room which has access to the stairs and door leading into the well appointed kitchen which features a range of fitted units, integrated double oven and gas hob, plumbing for a washing machine and "stable door" into the rear garden.

To the first floor, bedroom one is a generous double bedroom with window to the front elevation and there is a further good-sized bedroom and bathroom with suite comprising WC, wash basin and bath with electric shower fitted.

Externally, there is a compact "courtyard" style rear garden with two brick-built storage areas and there is on-street permit parking available to the front of the property.







## Property Specification

Lounge - 3.86m (12'8") x 3.44m (11'4")  
plus 3.18m (10'5") x 3.18m (10'5")

Dining Room - 3.86m (12'8") x 3.65m (12')

Kitchen - 4.22m (13'10") x 2.14m (7')

Bedroom 1 - 3.97m (13') plus wardrobe space  
x 3.45m (11'4") plus 3.18m (10'5")  
x 3.18m (10'5")

Bedroom 2 - 3.65m (12') x 2.87m (9'5")

Bathroom - 2.14m (7') x 1.88m (6'2")



### 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: 21st February 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+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(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

