



2 Dandys Walk,
Walsall, WS1 3DW

Offers in the Region Of £165,000

Walsall

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Offering two generous reception rooms and two double bedrooms, this property presents the potential for a third bedroom or home office space.

Includes a well-sized kitchen, convenient downstairs bathroom, useful cellar space, and a private garden to the rear with boundary fencing and lawn area.





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:

Property Specification

Lounge

11' 9" x 11' 10" (3.58m x 3.60m)

Living Room

11' 9" x 12' 9" (3.58m x 3.88m)

Kitchen

13' 9" x 6' 8" (4.19m x 2.03m)

Bathroom

7' 9" x 6' 8" (2.36m x 2.03m)

Bedroom One

13'2" x 12' (4.01m x 3.66m)

Bedroom Two

11' 9" x 12' 9" (3.58m x 3.88m)

Office Space

13' 1" x 7' 0" (3.98m x 2.13m)

Cellar

Rear Garden

Viewer's Note:

Services connected: Gas, Electricity, Water & 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		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

