



Lumley Road,
Walsall, WS1 2LJ

Offers Over £190,000

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Introducing this superb terraced house, optimally situated close to the centre of Walsall within easy reach of public transport links, local amenities and nearby schools.

As you step inside, you'll be warmly welcomed by two spacious reception rooms. Reception room one is charmingly illuminated as it boasts of a window to the front elevation. As you move across, the second reception room does not disappoint. This space enjoys a window to the rear elevation, with direct access into the kitchen, creating a seamless indoor flow. The kitchen is the heart of this property, equipped with a range of fitted units, well-appointed with a designated gas cooker point, and the added convenience of plumbing for a dishwasher and washing machine. The layout is completed with a doorway to the side elevation, allowing for access into the garden.

In terms of sleeping arrangements, this dwelling offers three generous double bedrooms, located accross the first and second floors. Furthermore, the property benefits from a ground floor bathroom, fitted with a WC, wash basin, and a bath, ensuring all essentials are present.

The garden is predominantly lawned providing a tranquil outdoor living space.

The neatly presented accommodation throughout makes it a superior choice in today's market, given its desirable features. This charming terraced house awaits your inspection - be quick to secure your viewing!





Property Specification

NEATLY PRESENTED, PERIOD TERRACED HOUSE
ACCOMMODATION OVER THREE STOREYS
TWO GENEROUS RECEPTION ROOMS
WELL-APPOINTED KITCHEN
GROUND FLOOR BATHROOM

Reception Room

3.84m (12'7") x 3.28m (10'9")

Lobby

Reception Room

4.16m (13'8") x 3.28m (10'9")

Kitchen

4.21m (13'10") max x 2.12m (6'11") max

Bathroom

2.55m (8'4") x 2.16m (7'1")

Bedroom 1

3.92m (12'10") x 3.90m (12'9") plus 0.07m (0'3") x 0.07m (0'3")

Landing

Bedroom 2

3.92m (12'10") x 3.45m (11'4") plus 0.07m (0'3") x 0.07m (0'3")

Bedroom 3

5.50m (18'1") x 3.92m (12'10") plus 1.62m (5'4") x 1.62m (5'4")

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:

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		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

