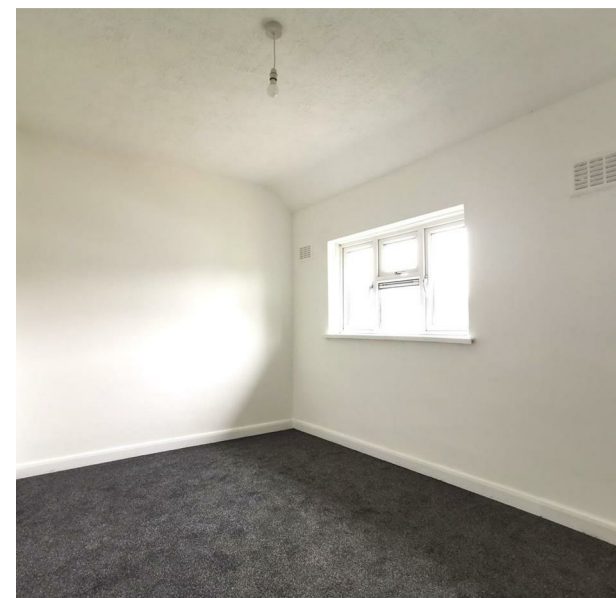
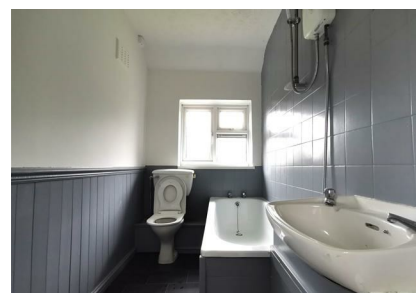


Simpson Road, Walsall, WS2 7EY  
Offers Over £160,000



## Simpson Road, Walsall, WS2 7EY

"NO CHAIN"

We are delighted to present this recently refurbished 2-bedroom end-terrace house located on Beechdale, within close proximity of local amenities.

The property has been carpeted throughout and has a brand new fitted kitchen, it also has a good sized lounge area, an upstairs bathroom, and 2 good sized bedrooms.

The property has a large driveway with potential for off-road parking with a side entrance that leads to good sized rear garden.

A new boiler has also been fitted as well as being completely rewired throughout!

Viewing Highly Recommended!

Council Tax Band - A

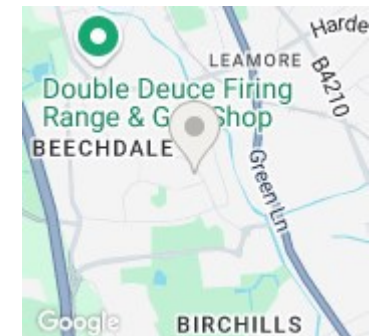
**Offers Over £160,000**  
**Council Tax Band: A**







**Open House Bloxwich**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">87</span> </div>
(81-91) <b>B</b>		<div style="text-align: center;"> <span style="font-size: 2em;">71</span> </div>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	