



55 Delamere Drive,
Walsall, WS5 4TB

Offers in the Region Of £220,000

Walsall

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Ground Floor

The property is entered via a welcoming hallway featuring a radiator, ceiling light point and staircase rising to the first floor.

The lounge offers a comfortable living space with an electric fireplace, double glazed window to the front, radiator, ceiling light point and useful understairs storage cupboard.

To the rear, the kitchen is fitted with a range of wall and base cupboard units and includes a stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for a washer, two ceiling light points and a radiator. A double glazed window and sliding door provide views and access to the rear garden.

First Floor

The landing provides access to the loft via a hatch; a ceiling light point and doors leading to all rooms.

Bedroom one benefits from a double glazed window to the rear, radiator, ceiling light point and fitted wardrobes. Bedroom two has a double glazed window to the front along with a radiator and ceiling light point, while bedroom three features a double glazed window to the rear, radiator and ceiling light point.

The bathroom comprises a bath with shower over, wash hand basin and WC, along with a radiator, ceiling light point, storage cupboard and obscure double glazed window to the front.

Exterior

To the front of the property is a tarmac driveway with side access gate. The rear offers a slabbed patio area leading to the garden space, which is enclosed by boundary fencing and features established shrubbery and a storage shed.





Property Specification

Entrance Hallway

Lounge - 10' 3" x 13' 7" (3.12m x 4.14m)

Kitchen/Diner - 13' 3" x 8' 3" (4.04m x 2.51m)

First Floor Landing

Bedroom One - 9' 0" x 11' 5" (2.74m x 3.48m)

Bedroom Two - 10' 7" x 9' 0" (3.22m x 2.74m)

Bedroom Three - 8' 1" x 8' 0" (2.46m x 2.44m)

Family Bathroom - 7' 5" x 7' 9" (2.26m x 2.36m)

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

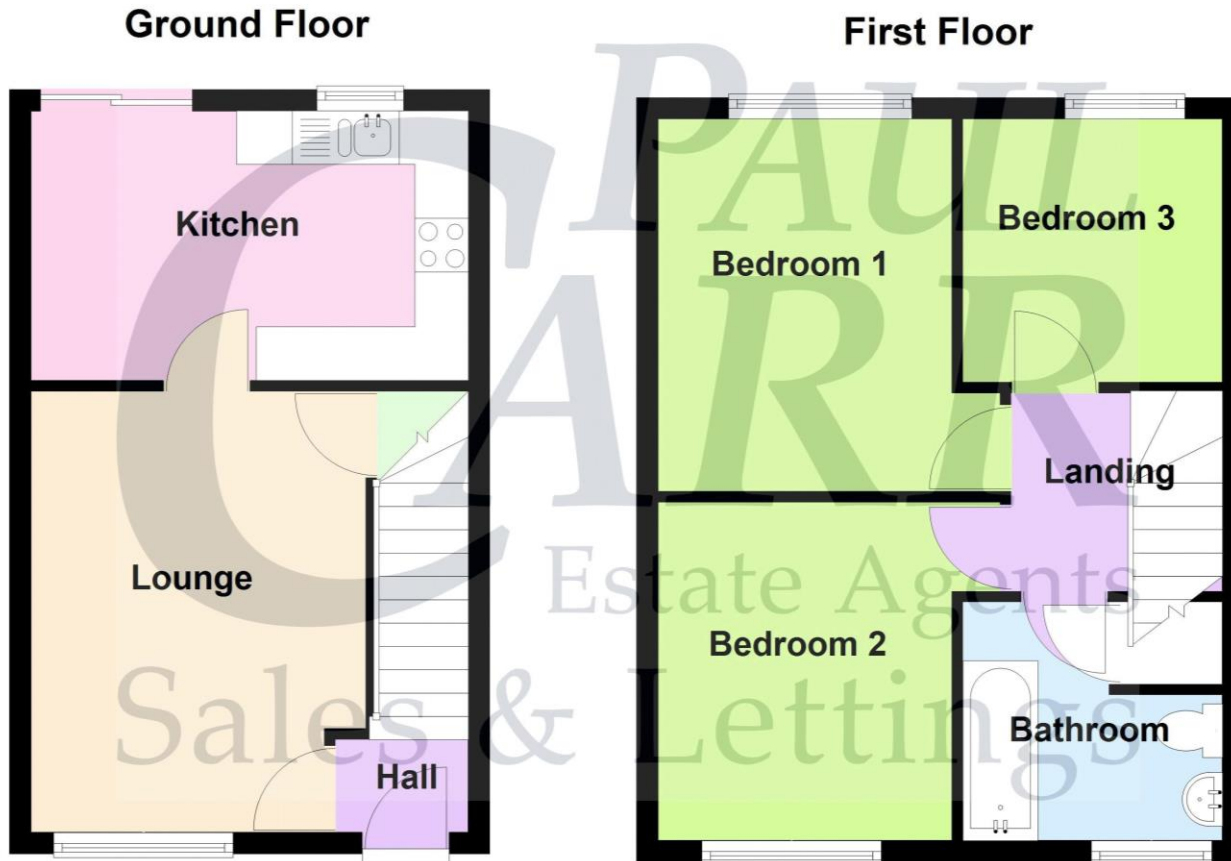
Services connected: Water, electric, gas & drainage

Council tax band: B

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		75
(55-68)	D	65	
(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

