



67 Persehouse Street,
Walsall, WS1 2AR

Offers in the Region Of £320,000

Ground Floor:

The ground floor comprises an entrance hallway with ceiling light point, radiator, stairs rising to the first floor, useful understairs storage cupboard and doors leading off. The lounge is a well-proportioned reception room with double glazed windows to the front and rear, ceiling light point and radiator. The kitchen is fitted with a range of wall and base units, four-ring gas hob with oven, Belfast sink with mixer tap, cupboard housing the boiler, downlighters, ceiling light point, radiator and double glazed windows to the front and rear. A useful veranda provides additional living space with radiator, ceiling light point, double glazed windows to the rear and doors leading to the garden and WC. The WC has a low flush WC, ceiling light point and obscure double glazed window to the rear. Bedroom one has double glazed windows to the side and rear, radiator and access to an en-suite comprising vanity wash hand basin, low flush WC, shower cubicle with shower over, heated towel rail, downlighters and extractor fan.

First Floor:

The first floor landing has a double glazed window to the rear, ceiling light point and doors leading to the bedrooms and bathroom. Bedroom two is a good-sized room with double glazed windows to the side and rear, radiator, ceiling light point and loft hatch. Bedroom three has double glazed windows to the side and rear, radiator, ceiling light point and useful built-in storage cupboard. The first floor bathroom is fitted with a bath with shower over, vanity wash hand basin, low flush WC and heated towel rail, together with downlighters and an obscure double glazed window to the side.

Outside:

The property benefits from shared permit parking to the road, with a gated shared driveway providing convenient access to the rear. The rear garden is arranged as a private courtyard-style space, predominantly paved and enclosed by boundary fencing, providing a low-maintenance outdoor area with space for seating and enjoying the garden.

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: 5th October 2026

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 £47.50 + VAT (£57 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.



Measurements:

Entrance Hallway

Living Room - 4.20m (13'9") x 3.66m (12')

Kitchen - 4.20m (13'9") x 2.76m (9'1")

Bedroom One - 4.07m (13'4") max into recess x 3.80m (12'6")

En-suite - 2.69m (8'10") x 1.46m (4'9")

Verandah

Guest WC

Bedroom Two - 4.07m (13'4") max x 3.80m (12'6")

Bedroom Three - 4.20m (13'9") x 3.66m (12')

Family Bathroom - 2.84m (9'4") max x 2.26m (7'5") max

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

Connected Services: Gas, water, electric & drainage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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





