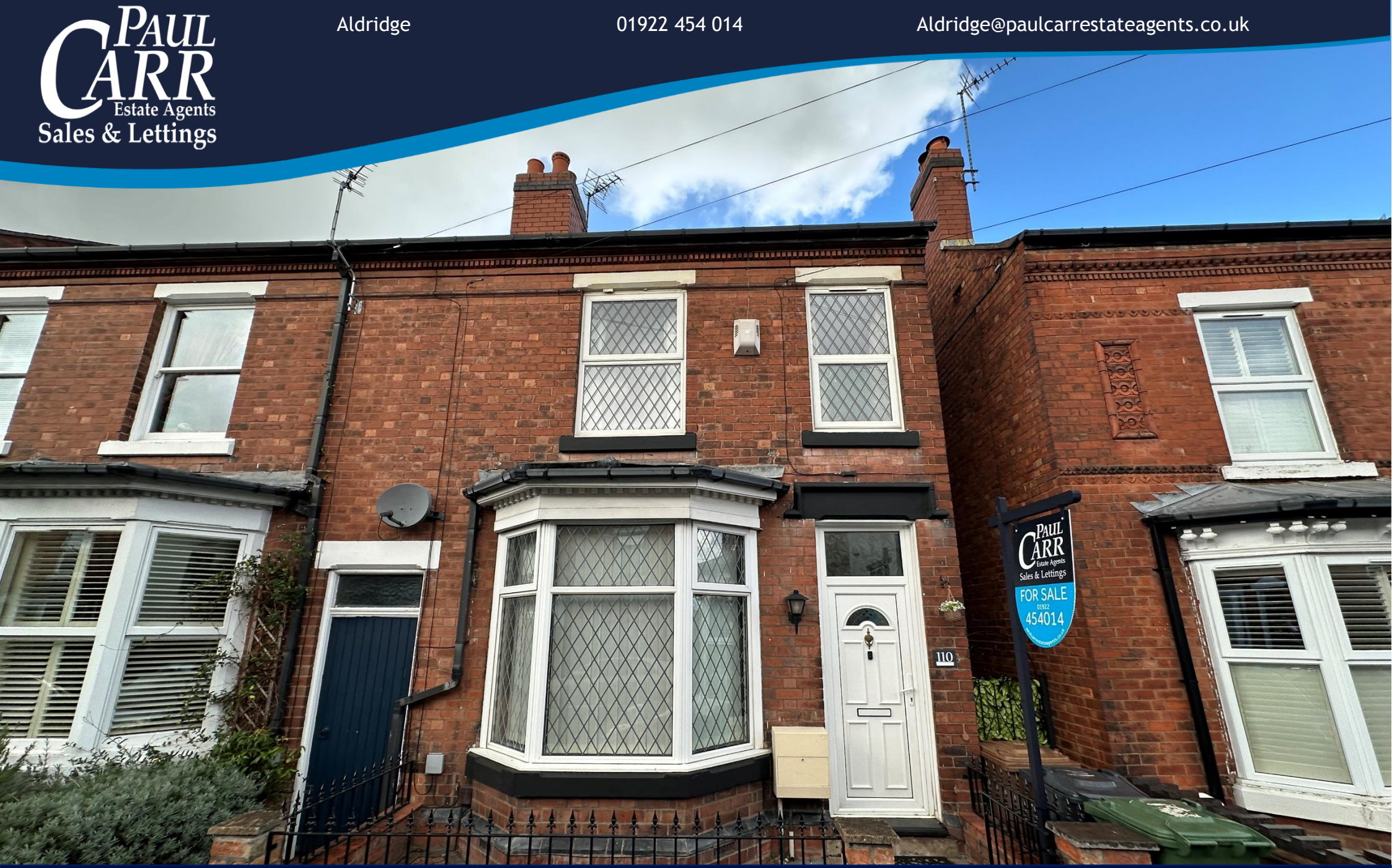
Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



110 Borneo Street, Walsall, WS4 2HY

Offers in the Region Of £220,000

Ground Floor:

The property is entered via a porch leading into the hallway, which benefits from a radiator, ceiling light point, understairs storage cupboard and doors leading off. The dining room features a feature fireplace, radiator, ceiling light point and double glazed bay window to the fore. The lounge provides a generous reception space with a double glazed window to the rear, gas fireplace, radiator, ceiling light point, stairs rising to the first floor and door leading to the kitchen. The kitchen comprises a range of wall and base cupboard units, one and a half bowl sink with drainer mixer tap over, gas cooker, radiator, ceiling light point and double glazed window to the side elevation. Completing the ground floor is the family bathroom, featuring a shower cubicle with shower over, vanity wash hand basin, corner bath, low flush WC, radiator, ceiling light point and obscure double glazed window to the side elevation.

First Floor:

The first floor landing benefits from a radiator, ceiling light point and doors leading to the bedrooms and WC. Bedroom one features two double glazed windows to the fore, fitted wardrobes, loft hatch, radiator and ceiling light point. Bedroom two benefits from a double glazed window to the rear, fitted wardrobes, useful overstairs storage cupboard, radiator and ceiling light point, while bedroom three provides a further double glazed window to the rear, radiator and ceiling light point. A separate WC completes the first floor accommodation, comprising a low flush WC, wash hand basin, ceiling light point and boiler.

Exterior:

The property benefits from a low-level boundary fence to the front, with front and side access. To the rear is a low maintenance garden space featuring a raised slabbed patio area, boundary fencing and direct access to the adjoining nature reserve.

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: 13th August 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.

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Measurements:

Entrance Porch	
Hallway	
Dining Room -	11' 4" x 10' 9" (3.45m x 3.27m)
Lounge -	14' 8" x 11' 4" (4.47m x 3.45m)
Kitchen -	14' 2" x 7' 9" (4.31m x 2.36m)
Family Bathroom -	7' 9" x 9' 8" (2.36m x 2.94m)
Bedroom One -	11' 4" x 14' 7" (3.45m x 4.44m)
Bedroom Two -	15' 4" x 11' 4" (4.67m x 3.45m)
Bedroom Three -	8' 0" x 11' 1" (2.44m x 3.38m)
Guest WC	

Viewer's Note:

Tenure: Freehold

Council Tax Band: B

Connected Services: Gas, water, electric & drainage

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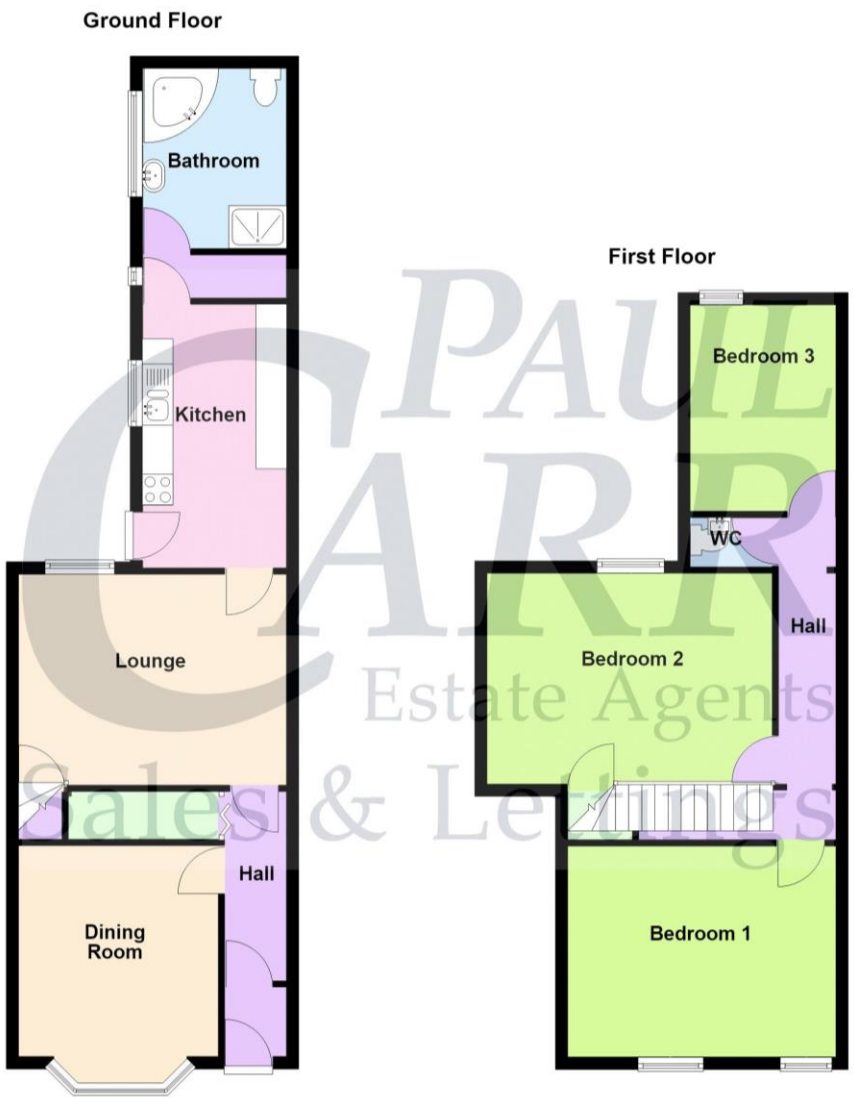
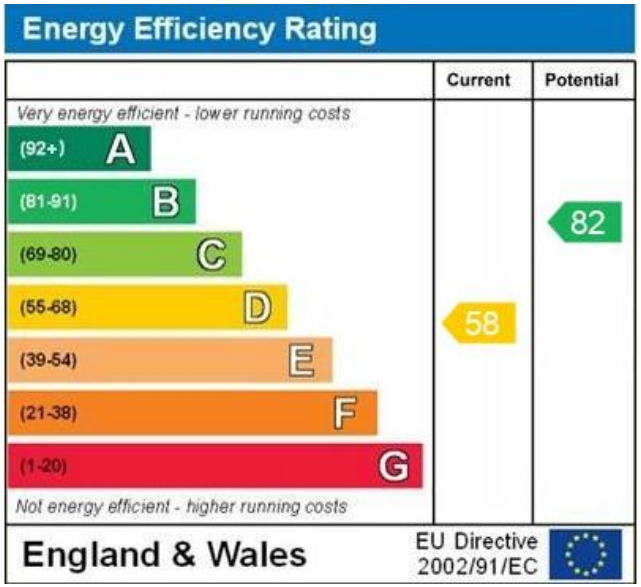
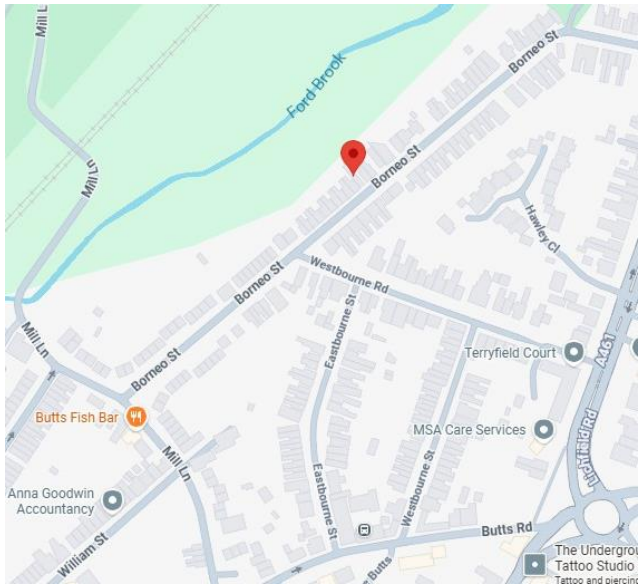
Floor Plan

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



Paul Carr Estate Agents Sales & Lettings

Energy Performance Rating



Map Location