PAUL CARR Estate Agents Sales & Lettings

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# Mill Lane,
# Walsall, WS4 2BH

**£192,500**

# Walsall

## £192,500

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Paul Carr Estate Agents are pleased to present to market this two-bedroom end of terrace house offering neatly presented accommodation, ideally situated for access to the centre of Walsall.

The ground floor features a light and airy lounge with window to the front elevation and an open-plan kitchen diner, which provides direct access to a conservatory giving access to the rear garden. This layout offers a practical flow between living, cooking and dining spaces.

Upstairs are two generous double bedrooms, served by a shower room and separate WC. An abundance of storage is available throughout the property, enhancing day-to-day convenience.

Externally, the house benefits from low maintenance gardens, suitable for those seeking outside space without extensive upkeep. A shared residents' parking area provides off-street parking provision.

The property is well positioned for access to Walsall town centre, which offers a range of shops, supermarkets, cafés and leisure facilities. Popular nearby green spaces include Walsall Arboretum, offering lakes, play areas and walking routes - ideal for recreation and relaxation.

Public transport connections are readily available from Walsall. Walsall railway station provides services to Birmingham New Street in around 20 minutes, connecting further to the wider West Midlands and national rail network. Local bus routes operate across the area, offering convenient links to neighbouring districts and amenities.





















# Property Specification

**Hall**

**Lounge**
3.56m (11'8") x 3.50m (11'6")

**Kitchen / Dining Room**
5.38m (17'8") x 3.50m (11'6") / 3.50m (11'6") into alcove

**Conservatory**
2.67m (8'9") max x 2.62m (8'7") max

**Landing**

**Bedroom 1**
4.41m (14'6") x 2.91m (9'7")

**Bedroom 2**
4.22m (13'10") x 2.67m (8'9")

**Shower Room**
1.70m (5'7") x 1.67m (5'6")

**WC**
1.70m (5'7") x 0.90m (2'11")

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.

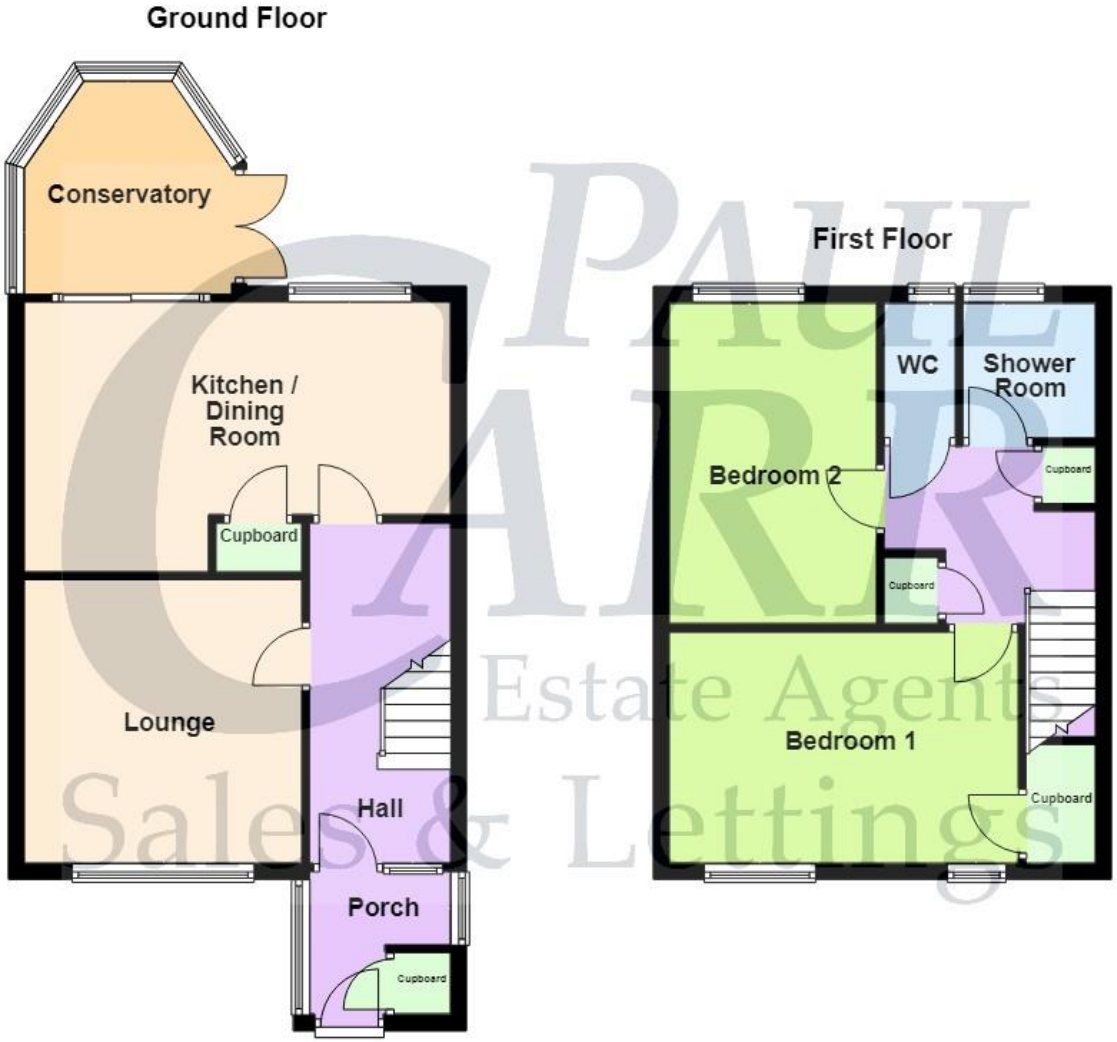
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

*Viewer's Note:*

| | |
|---|---|
| Services connected: | Gas, electricity, water and drainage. |
| Council tax band: | A |
| Tenure: | Freehold |
| **Came on the market:** | |

# Floor Plan

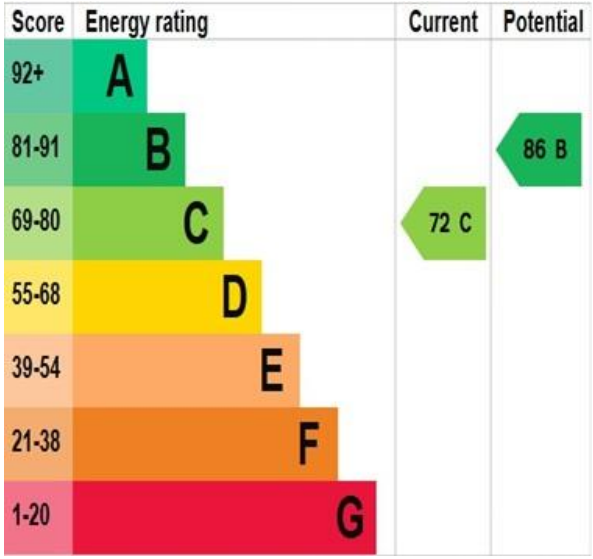
*This floor plan is not drawn to scale and is for illustration purposes only*




This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

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# Energy Efficiency Rating




# Map Location




www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman