



Fleming Road, Beechdale
Walsall, WS2 7DJ

Offers Over £170,000

Beechdale

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Situated on Fleming Road in Beechdale, this three-bedroom terraced home offers comfortable accommodation and a generous rear garden.

The ground floor comprises an entrance hallway, a welcoming bay-fronted lounge with a feature fireplace, and a spacious kitchen/diner. Fitted with white units and contrasting work surfaces, the kitchen opens into a dining area with double doors leading onto the garden.

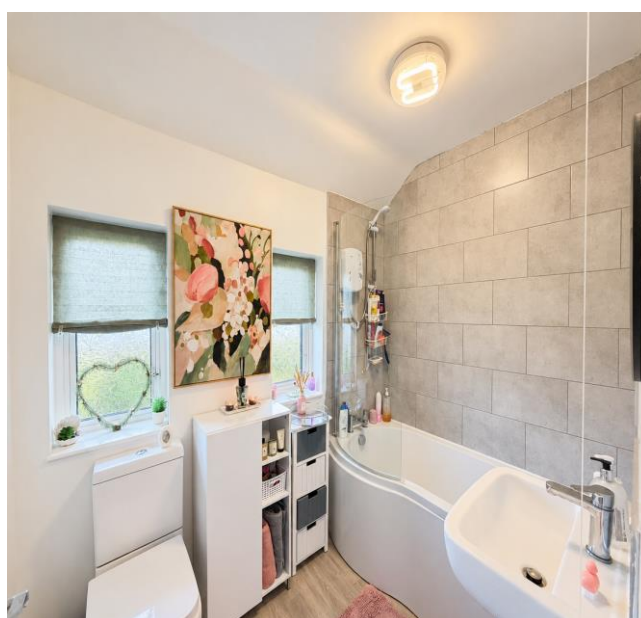
Upstairs are two double bedrooms, a versatile third bedroom and a family bathroom with a shower over the bath.

Outside, a fenced front garden is complemented by a substantial rear garden with lawn and paved seating areas.

Conveniently positioned for local shops, schools and Reedswood shopping facilities, the property also offers access to Bloxwich, Walsall and Junction 10 of the M6.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





Property Specification

THREE-BEDROOM TERRACED HOME
BAY-FRONTED LOUNGE WITH FEATURE FIREPLACE
SPACIOUS KITCHEN/DINER
FAMILY BATHROOM WITH SHOWER OVER BATH
GENEROUS REAR GARDEN

Lounge 13' 6" x 12' 1" into recess (4.11m x 3.68m)

Kitchen/Diner 9' 5" max x 19' 4" (2.87m x 5.89m)

Bedroom 1 13' 8" x 10' 3" plus recess (4.16m x 3.12m)

Bedroom 2 9' 5" x 11' 1" plus recess (2.87m x 3.38m)

Bedroom 3 7' 6" into recess x 8' 7" (2.28m x 2.61m)

Family Bathroom

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 £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, Electric, Water, Drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

