



Great Charles Street,
Walsall, WS8 6AL

PAUL

£220,000

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This beautifully presented three-bedroom semi-detached home offers spacious, modern living and excellent kerb appeal, set back from the road with a generous driveway and attractive frontage. Inside, the property boasts a bright and welcoming interior finished to a high standard throughout. The home features a newly fitted, modern kitchen complete with integrated appliances, providing a stylish and practical space ideal for both everyday living and entertaining. The accommodation includes three well-proportioned bedrooms, offering comfortable and versatile living space suitable for families, professionals, or those seeking extra room for home working. Externally, the property continues to impress with a landscaped rear garden, perfect for relaxing or entertaining during the warmer months. The large driveway and frontage provide ample off-road parking, adding convenience and enhancing the home's appeal. Offering a perfect blend of style, space, and modern comfort, this attractive semi-detached property is ready to move into and would make a wonderful home.

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.





Property Specification

Spacious three-bedroom semi-detached home
 Generous driveway with ample off-road parking
 Bright and stylish interior finished to a high standard
 Modern fitted kitchen with integrated appliances
 Attractive frontage set back from the road

Living Room 3.83m (12'7") x 3.34m (11')

Kitchen/Dining Room 4.78m (15'8") x 3.08m (10'1")

Bathroom 1.83m (6'8") x 1.52m (5'3")

Bedroom 2 3.01m (9'11") x 2.93m (9'7") plus
 0.19m (0'7") x 0.19m (0'7")

Bedroom 1 3.40m (11'2") x 1.84m (6') plus 0.19m (0'7") x 0.19m (0'7")

Bedroom 3 2.51m (8'3") x 2.03m (6'8") plus
 0.19m (0'7") x 0.19m (0'7")

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:

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Viewer's Note:

Services connected: Water, Gas, Electric and Mains
 Drainage
 Council tax band: A
 Tenure: Freehold

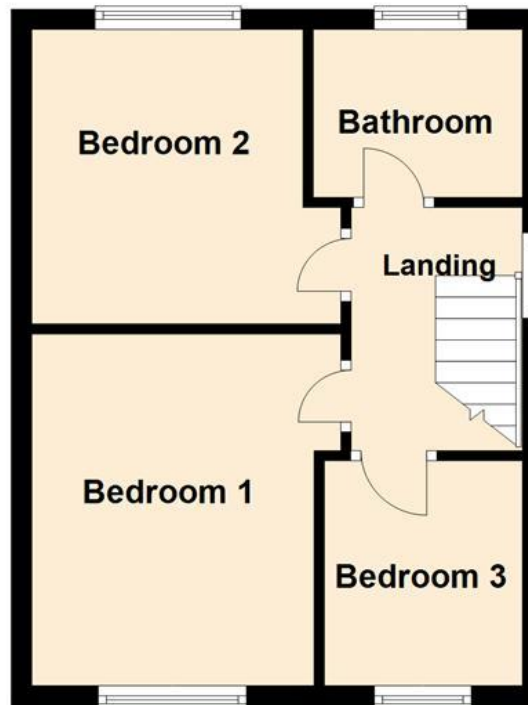
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

