



20 Cecil Street,  
Walsall, WS4 2BG

Offers in the Region Of £170,000

# Walsall

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Paul Carr Estate Agents are delighted to present to market this neatly presented terraced house, close to Walsall town centre, offering convenient access to local amenities, schools and public transport and offered for sale with no onward chain.

The ground floor includes two generous reception rooms, with the front reception enjoying a window to the front and the rear reception providing access to the staircase, which leads to the first floor.

The kitchen is fitted with a range of units and an electric cooker point and leads to a rear lobby with direct access to the garden. There is also access to a cellar, providing useful additional storage. A ground floor bathroom is finished with a bath and rainfall shower, WC and wash basin.

Upstairs, there are two double bedrooms: bedroom one features a built-in storage cupboard, while bedroom two offers further double accommodation.

Externally, the property benefits from a rear garden and on-street parking. The house is well placed for Walsall town centre, with its shopping facilities, supermarkets and leisure amenities. Nearby schools and everyday services are within easy reach. Walsall railway station provides regular services towards Birmingham New Street and Wolverhampton, with journey times to Birmingham typically around 20-25 minutes, making this a practical base for commuters. Local bus routes offer further connections across the Walsall area and into surrounding districts.





## Property Specification

Front Reception Room -

3.50m (11'6") x 3.36m (11')

Rear Reception Room -

3.50m (11'6") x 3.36m (11')

Kitchen -

3.99m (13'1") x 1.88m (6'2")

Bathroom -

2.56m (8'5") x 1.68m (5'6")

Cellar -

3.50m (11'6") x 1.83m (6')

Bedroom 1 -

3.50m (11'6") x 3.36m (11')

Bedroom 2 -

3.50m (11'6") x 3.36m (11')

### 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: 10th June 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 £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.

### Viewer's Note:

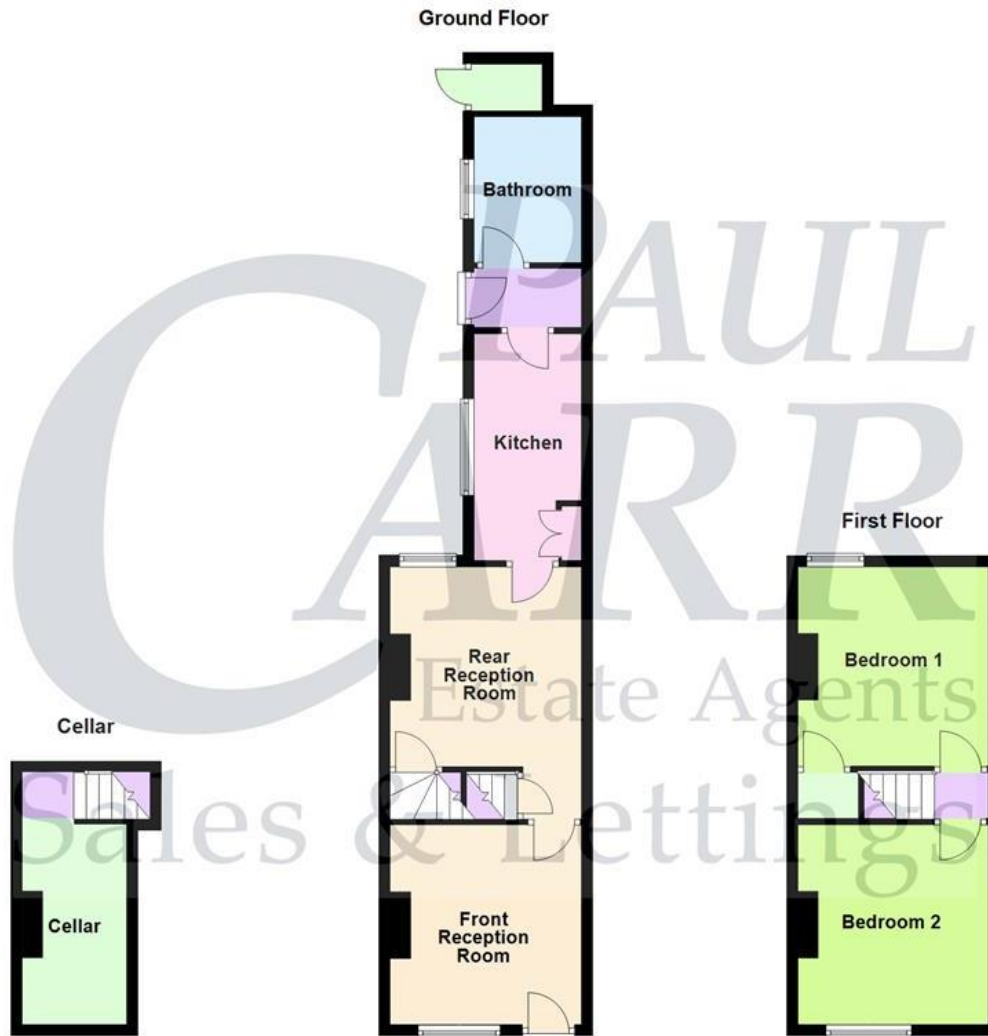
Services connected: Gas, water, electric & drainage

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location

