



Hednesford Road,  
Walsall, WS8 7LT

**£190,000**

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NO UPWARD CHAIN.....A stunning two-bedroom semi-detached period property close to transport links ideally suited to first time buyers.

The property briefly comprises hallway with tiled floor and ground floor shower room off, two reception rooms - one having a log burner, large, fitted kitchen with dining area and patio doors to the rear garden. On the first floor are two double bedrooms - one with an En-suite shower room off.

Externally the property is set behind a small fore garden and there is a good-sized garden to the rear of the property with mature trees, lawn area and a paved patio.





## Property Specification

SPACIOUS TWO BEDROOM SEMI DETACHED  
TWO RECEPTION ROOMS  
GROUND FLOOR SHOWER ROOM  
SPACIOUS BREAKFAST KITCHEN  
ATTRACTIVE MATURE REAR GARDEN

Lounge 11' 9" x 13' 3" (3.58m x 4.05m)

Dining Room 11' 7" x 13' 3" (3.53m x 4.03m)

Shower Room

Kitchen/Breakfast Room 20' 9" x 7' 10" (6.32m x 2.40m)

First Floor Landing

Bedroom One 11' 9" x 13' 3" (3.59m x 4.05m)

En-suite

Bedroom Two 7' 9" x 12' 6" (2.35m x 3.82m)

### 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: 7th April 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: Mains gas, electricity, water & drainage  
Council tax band: B  
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             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

