



Holtshill Lane,  
Walsall, WS1 2JA

Offers Over £161,000

# Walsall

Offers Over £161,000

2



1



2



Paul Carr Estate Agents are pleased to offer for sale this two-bedroom terraced house, ideally positioned close to the centre of Walsall. Perfectly located, it offers convenient access to local amenities, nearby schools and transport links and benefits from on street permit parking.

Internally, you are welcomed by two generously proportioned reception rooms; the front reception features a light and airy ambiance complemented by a bay window to the front elevation, while the rear reception boasts French windows opening onto the neatly maintained gardens and an archway leading directly to the kitchen area. The well-appointed kitchen space offers a practical range of fitted units and tiled splashbacks, ideal for keen cooks. A ground floor bathroom provides a white suite, complete with WC, wash basin and bath.

Additionally, the property benefits from access to a useful cellar, offering valuable storage or additional space to suit your requirements.

Externally, the house is enhanced by neatly maintained gardens, providing an attractive outside space for relaxation and outdoor entertaining.

This is a desirable home in a sought-after location, ready for immediate occupation. This property is offered for sale with no onward chain, potentially streamlining the purchase process - arrange your viewing today.





## Property Specification

### Front Reception

3.75m (12'4") plus bay x 3.70m (12'2")

### Rear Reception

3.92m (12'10") x 3.84m (12'7")

### Kitchen

3.48m (11'5") x 1.82m (6')

### Bathroom

2.30m (7'7") x 1.82m (6')

### Cellar

### First Floor

#### Bedroom 1

3.92m (12'10") x 3.84m (12'7")

#### Bedroom 2

3.75m (12'4") x 3.70m (12'2")

## Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	A
Tenure:	Freehold

## 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:

# 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>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

