



30 Tame Street,
Walsall, WS1 4BB

Offers in the Region Of £210,000

Walsall

Offers in the Region Of £210,000



Ground Floor

The property opens into a welcoming entrance hallway with a useful meter cupboard and staircase rising to the first floor. To the front of the home is a bright and comfortable lounge, filled with natural light from the front-facing window and complemented by sliding doors leading through to the kitchen, creating an excellent flow for everyday living. The kitchen is fitted with a range of wall and base units, offering ample worktop space, plumbing for a washing machine, useful understairs storage and direct access to the rear garden. Completing the ground floor is a convenient guest WC.

First Floor

The first floor comprises two well-proportioned bedrooms together with a versatile office, ideal for those working from home, a nursery or dressing room. The principal bedroom enjoys a front aspect and benefits from direct access to the office, while the second bedroom overlooks the rear garden and includes a cupboard housing the boiler. Completing the accommodation is the family bathroom, fitted with a P-shaped bath with shower over, vanity wash hand basin, low flush WC and heated towel rail.

Outside

The property is set back behind a tarmac driveway providing off-road parking, complemented by low-maintenance gravelled borders. To the rear is a generously sized, mature garden offering excellent outdoor space, predominantly laid to lawn with paved patio seating areas, established trees and shrubs creating a pleasant sense of privacy. Two timber sheds provide useful external storage, making the garden ideal for families, entertaining or those looking to create their own outdoor retreat.





Property Specification

Entrance Hallway

Lounge - 13' 4" x 13' 9"
(4.06m x 4.19m)

Kitchen - 7' 8" x 13' 9"
(2.34m x 4.19m)

Guest WC

Bedroom One - 10' 1" x 11' 0"
(3.07m x 3.35m)

Bedroom Two - 11' 5" x 8' 0"
(3.48m x 2.45m)

Study/Storage - 4' 9" x 5' 7"
(1.45m x 1.69m)

Family Bathroom - 7' 11" x 5' 11"
(2.42m x 1.81m)

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: 13th July 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

NEW
INSTRUCTION
AWAITING
EPC

Map Location

