



51 Lumley Road,
Walsall, WS1 2LH

Offers in the Region Of £187,500

Walsall

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Set within easy reach of the centre of Walsall with its excellent amenities and with access to schools and transport links nearby, this attractive, mid-terraced property provides neatly presented accommodation with an internal viewing advised to fully appreciate all it has to offer.

Internal inspection reveals a light and spacious open-plan lounge/dining room with bay window to the front elevation, attractive flooring and feature fireplace, inner hallway with stairs to first floor and guest WC off and good-sized kitchen which features a range of fitted units, cooker point with extractor over, plumbing for a washing machine and door to the rear garden.

To the first floor there are two generous double bedrooms and the stunning bathroom with suite comprising WC, wash basin, bath and separate shower cubicle with mains shower fitted.

Externally, there is a good-sized rear garden with paved patio area.





Property Specification

Hall

Open-Plan Lounge/Dining Room -

6.63m (21'9") plus bay x 3.82m
(12'7") max

Kitchen - 6.30m (20'8") x 1.96m (6'5") max

WC

Bedroom 1 - 3.82m (12'7") x 3.06m (10')

Bedroom 2 - 3.47m (11'5") x 2.85m (9'4")

Bathroom - 3.60m (11'10") x 1.96m (6'5")

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: 28th January 2025

Viewer's Note:

Services connected: Gas, Water, Electric & 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

