





Side Lean To

Having door to rear garden, fitted wall and base units with work tops over, sink and drainer and cooker point.

Kitchen

24' 1" x 8' 9" max (7.34m x 2.67m max)

Having a double glazed window to the side, fitted wall and base units with work tops over, sink and drainer, cooker point, tiling to splash backs, radiator, laminate flooring and door to:

Rear Lobby

Having wall mounted boiler and door to:

Shower Room

Having a double glazed window to the side, walk in shower cubicle, vanity unit with hand wash basin, low level w.c, heated towel rail, complimentary tiling and tiled floor.

First Floor

Landing

Having radiator and doors to:

Bedroom One

13' 2" excluding bay x 10' 10" (4.01m excluding bay x 3.30m)

Having a double glazed bay window to the front and radiator.



Property Description

Conveniently positioned close to Walsall town centre viewing is advised to appreciate the size of accommodation on offer. The property benefits from garage to the rear and briefly comprises of two reception rooms, fitted kitchen, ground floor re-fitted shower room, first floor w.c and four bedrooms.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A uPVC double glazed door opening into:

Front Reception Room

15' 2" into bay x 14' 9" (4.62m into bay x 4.50m)

Having a double glazed bay window to the front, radiator and door to:

Inner Hallway

Having radiator, stairs rising to first floor, door leading to cellar and doors to:

Rear Reception Room

12' 10" x 10' 4" into recess (3.91m x 3.15m into recess)

Having a single glazed window to the rear, radiator and laminate flooring.

Rear Hallway

Having door to side entry, door to kitchen and door to:

Bedroom Two

15' 4" max into recess x 7' (4.67m max into recess x 2.13m)

Having a double glazed window to the rear and radiator.

Bedroom Three

15' into recess x 12' 11" (4.57m into recess x 3.94m)

Having a double glazed window to the rear and radiator.

Bedroom Four

13' 1" x 6' 7" (3.99m x 2.01m)

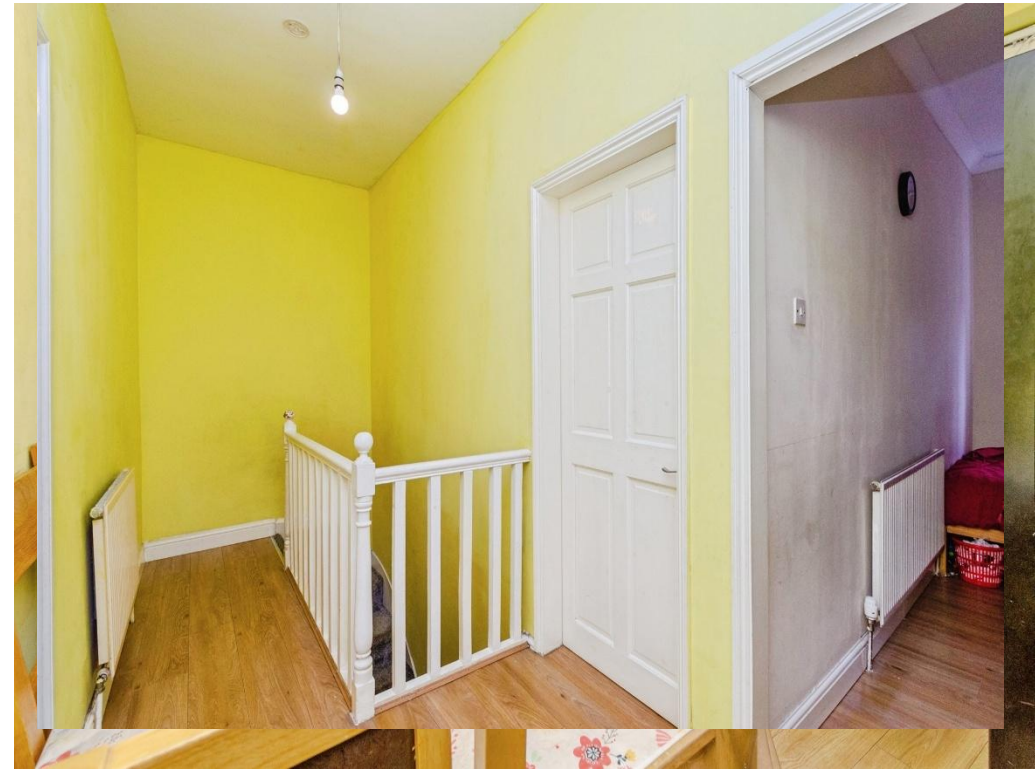
Having a double glazed window to the front, loft access point and radiator.

W.C

Having a low level w.c and hand wash basin.

Outside

To the rear of the property is a low maintenance garden with outside tap and steps leading to garage.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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