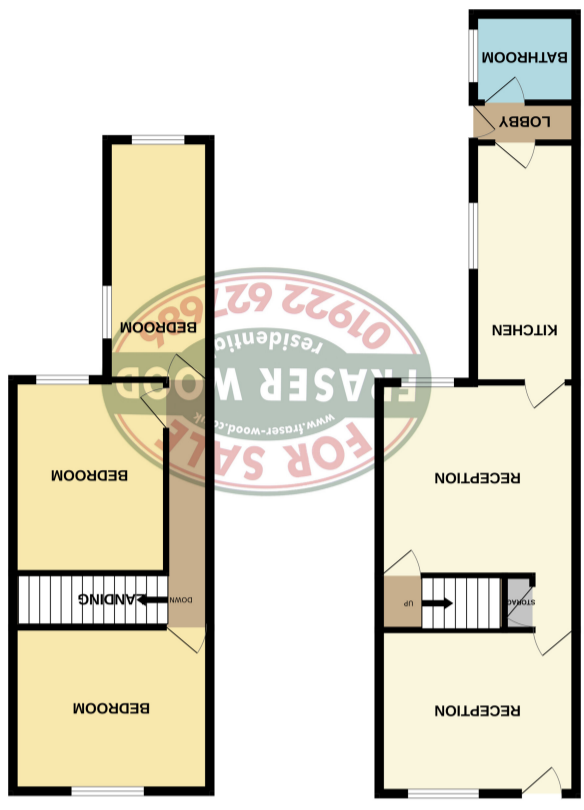
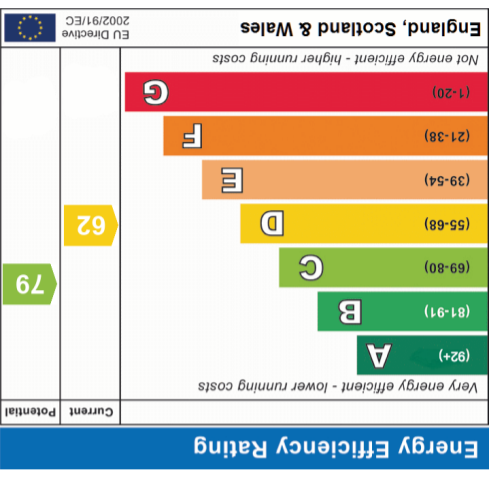




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Views shown have been made to ensure the accuracy of the layout of the property. Measurements of rooms, windows, doors and other items are approximate and not responsible for any error. Prospective purchasers should verify the accuracy of the information provided. The services, fixtures and appliances shown are not intended to be used as a guide. Make with Moneys c2023



1ST FLOOR

GROUND FLOOR



32 Weston Street, Walsall, WS1 4EJ

OFFERS REGION £160,000





## 32 WESTON STREET, WALSALL

This conveniently situated, three bedroomed, mid terraced house is located in this popular area of Walsall, well served by local amenities including public transport services to neighbouring areas, schools for children of all ages and shopping facilities at Caldmore Green and Broadwalk Retail Park.

Affording an excellent opportunity for the discerning purchaser or property investor, the accommodation briefly comprises the following:- (all measurements approximate)

### FRONT LOUNGE

3.76m x 3.12m (12' 4" x 10' 3") having UPVC entrance door, UPVC double glazed window to front, ceiling light point and central heating radiator.

### SITTING ROOM

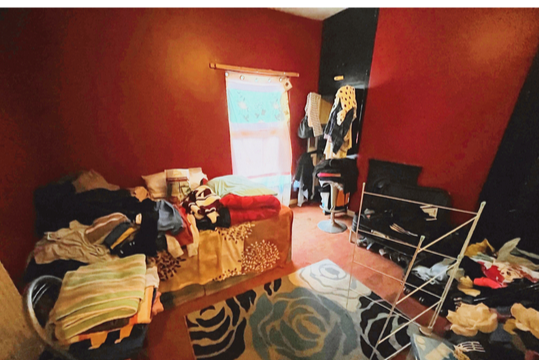
3.74m x 3.70m (12' 3" x 12' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, brick built fireplace surround and stairs off to first floor.

### KITCHEN

4.58m x 1.96m (15' 0" x 6' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, central heating boiler, plumbing for automatic washing machine, appliance space, tiled floor, ceiling light point and two UPVC double glazed windows to side.

### REAR LOBBY

having UPVC door to side, ceiling light point, tiled floor and airing cupboard.



### GROUND FLOOR BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to side.

### FIRST FLOOR LANDING

having two ceiling light points and central heating radiator.

### BEDROOM NO 1

3.35m x 3.09m (11' 0" x 10' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

### BEDROOM NO 2

3.71m x 2.79m (12' 2" x 9' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboards.

### BEDROOM NO 3

4.58m x 1.97m (15' 0" x 6' 6") having UPVC double glazed windows to side and rear, ceiling light point and central heating radiator.

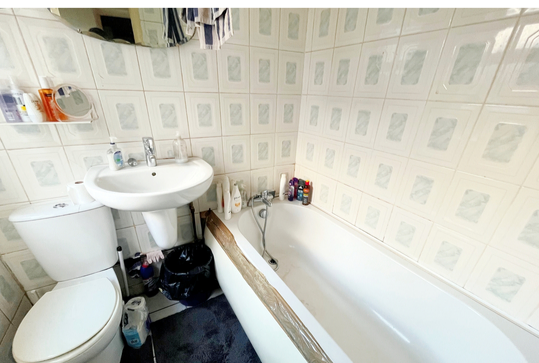


### OUTSIDE

### OVERGROWN REAR GARDEN

### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.



### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/07/11/23

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.