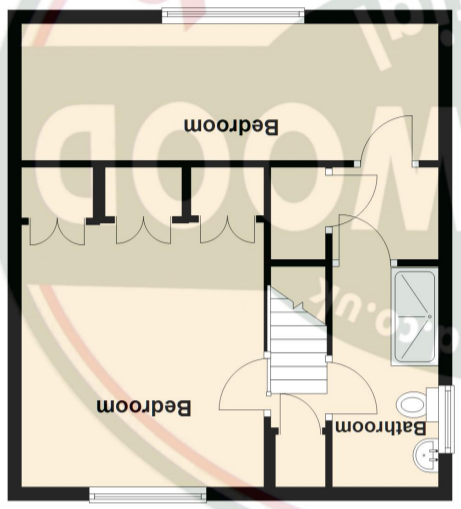




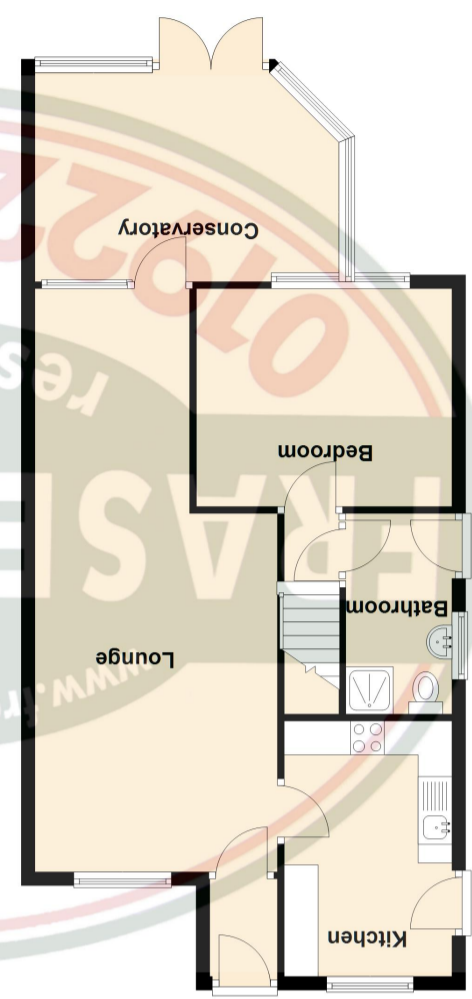
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 114.3 sq. metres

Energy Efficiency Rating	
Current	Potential
64	86
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



First Floor
Approx. 42.1 sq. metres



Ground Floor
Approx. 72.3 sq. metres



14 Appledore Road, Orchard Hills, Walsall, WS5 3DT

OFFERS REGION £290,000



14 APPLEDORE ROAD, WALSALL

This conveniently situated, three bedroomed, dormer style semi-detached bungalow occupies a pleasant position on the popular Orchard Hills Estate being well served by all amenities including local shopping facilities, schools for children of all ages and a good range of schools for children of all ages. The M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6 km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

Although in need of certain upgrading, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point and laminate flooring.

LOUNGE

17' 3" x 11' 8" (5.26m x 3.56m) having UPVC double glazed angular bay window to front, two ceiling light points, central heating radiator, laminate flooring, coved cornices and feature fireplace surround with fitted gas fire.

DINING AREA

10' 4" x 7' 10" (3.15m x 2.39m) having UPVC double glazed door to conservatory, ceiling light point, central heating radiator and coved cornices.

CONSERVATORY

16' 5" x 10' 1" (5.00m x 3.07m) having UPVC double glazed windows, ceiling light point, tiled floor and UPVC double glazed French doors to rear garden.



KITCHEN

13' 8" x 8' 0" (4.17m x 2.44m) having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob, integrated fridge/freezer, washing machine and dishwasher, ceiling light point, central heating radiator, UPVC double glazed window to front and UPVC door and window to side.

LOBBY

having ceiling light point and stairs off to first floor.

BEDROOM NO 1

12' 1" x 10' 4" (3.68m x 3.15m) having UPVC double glazed windows to rear, ceiling light point, central heating radiator and UPVC double glazed door to conservatory.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, heated towel rail, UPVC double glazed window to side and UPVC door to side.

FIRST FLOOR LANDING

having ceiling light point and large store cupboard off.

BEDROOM NO 2

12' 4" x 12' 3" (3.76m x 3.73m) having UPVC double glazed windows to front, ceiling light point, central heating radiator and a range of built-in wardrobes.



BEDROOM NO 3

6' 8" x 20' 1" (2.03m x 6.12m) having UPVC double glazed window to rear, ceiling light point, central heating radiator, built-in storage space,

JACK AND JILL BATHROOM

having panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., ceiling light point, heated towel rail, airing cupboard with radiator, loft hatch and UPVC double glazed window to side.

OUTSIDE

LOW MAINTENANCE FOREGARDEN

with planted borders, pathway to front entrance and DRIVEWAY providing off-road parking facilities

SIDE CARPORT

having double doors to front and doors to rear garden.

REAR GARAGE

having opening doors.

ENCLOSED REAR GARDEN

with timber fencing surround, being mainly paved with gravelled area, timber garden shed, a variety of trees and shrubs.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/03/10/23

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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.