



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.

While every attempt has been made to ensure the accuracy of the information contained here, measurements of plots, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrelogix ©2024

Energy Efficiency Rating	
Current	Potential
81	65
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	



74 Whitehall Road, Walsall, WS1 4AP

OFFERS REGION £230,000



Whitehall Road Walsall WS1 4AP

Well presented 4 Bedroom Mid Terrace situated in a popular location close to local amenities, reputable schools and transport links. briefly comprising: Dining Room, Lounge, Fitted Kitchen, Four Bedrooms, Bathroom and Rear Garden.

DINING ROOM

3.32m x 3.86m (10' 11" x 12' 8") Having entrance door, ceiling light point, radiator, coved cornices, feature cast iron fireplace surround and upvc double glazed window to front.

Cellar

3.32m x 3.86m (10' 11" x 12' 8") Having steps leading down.

LOUNGE

3.84m x 3.86m (12' 7" x 12' 8") Having upvc double glazed window to rear, ceiling light point, radiator, feature fireplace surround with living flame gas fire and stairs off to first floor.

KITCHEN

2.13m x 3.92m (7' 0" x 12' 10") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, gas cooker point, 2 strip lights, radiator, central heating boiler, appliance space, plumbing for automatic washing machine, upvc double glazed windows to side and rear and door to side.

FIRST FLOOR LANDING

Having ceiling light point and stairs off to second floor.

BEDROOM ONE

3.32m x 3.86m (10' 11" x 12' 8") Having upvc double glazed window to front, ceiling light point, radiator and built in store cupboard.

BEDROOM TWO

2.28m x 2.98m (7' 6" x 9' 9") Having upvc double glazed window to rear, ceiling light point radiator and built in store cupboard.

BATHROOM

Having white suite comprising: panelled bath with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashbacks surrounds, ceiling light point, extractor fan and upvc double glazed window to rear.

SECOND FLOOR LANDING

having ceiling light point, built in store cupboard and loft hatch.

BEDROOM THREE

2.06m x 3.66m (6' 9" x 12' 0") Having roof window to front, ceiling light point and radiator.

BEDROOM FOUR

1.59m x 3.63m (5' 3" x 11' 11") Having roof window to rear, ceiling light point and radiator.

OUTSIDE

Rear

Having mature rear garden with patio area, variety of trees and bushes, lawn and well stocked flower and shrub borders.

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 to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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/19/11/24

© FRASER WOOD 2024.

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.

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.

