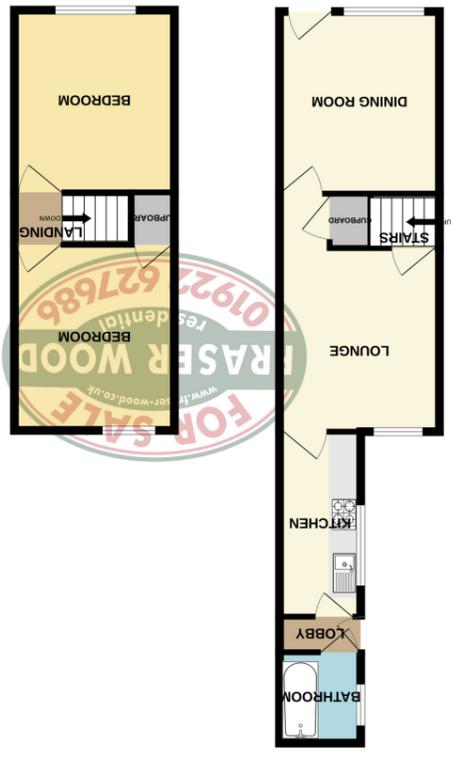




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the boundary contained here, measurements are not guaranteed. The vendor, systems and appliances shown here are shown as used and no guarantee is made as to their quantity or condition. The vendor, systems and appliances shown here are shown as used and no guarantee is made as to their quantity or condition.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	83
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



1ST FLOOR GROUND FLOOR



69 Miner Street, Walsall, WS2 8QN

OFFERS REGION £147,000



## 69 MINER STREET, WALSALL

This two bedroomed mid-terraced house is located in this popular area of the town being well served by local amenities including public transport services to neighbouring areas, local shops and schools for children of all ages.

Having the benefit of solar roof panels to improve energy efficiency, the accommodation briefly comprises the following;- (all measurements approximate)

### FRONT RECEPTION ROOM

3.78m x 3.30m (12' 5" x 10' 10") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and coved cornices.

### REAR RECEPTION ROOM

3.77m x 3.26m (12' 4" x 10' 8") having UPVC double glazed window to rear, ceiling fan with light point, central heating radiator, coved cornices and stairs off to first floor.

### KITCHEN

3.80m x 1.69m (12' 6" x 5' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, strip light, central heating radiator, plumbing for automatic washing machine, tiled floor and UPVC double glazed window to side.

### REAR LOBBY

having door to side, ceiling light point, central heating boiler and tiled floor.



### GROUND FLOOR BATHROOM

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

### FIRST FLOOR LANDING

having ceiling light point.

### BEDROOM NO 1

3.78m x 3.31m (12' 5" x 10' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.79m x 3.25m (12' 5" x 10' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and loft hatch.

### OUTSIDE

### REAR YARD

with rear access gate to FURTHER GARDEN BEYOND with LARGE BRICK BUILT STORAGE SHED.



### 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. The property has the benefit of solar panels which we have been informed are owned outright by the vendor and will be sold with the property. We have not seen any documentary evidence to verify this and prospective purchasers should clarify the position via their solicitors.

### COUNCIL TAX

We understand from [www.voa.gov.uk](http://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/22/07/25

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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.

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