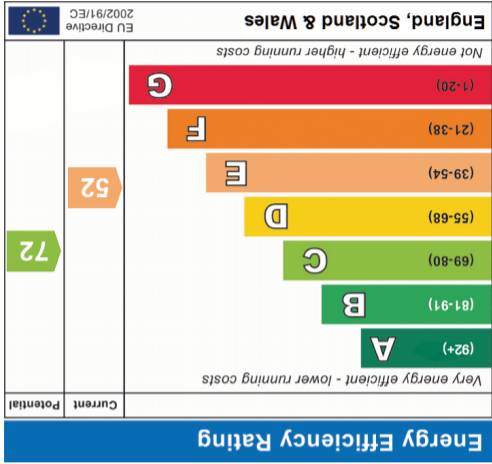




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



10 Tong Street, Walsall, WS1 2DX

OFFERS REGION £185,000



10 TONG STREET, WALSALL

This three bedroomed mid terraced house is conveniently situated in the popular Chuckery area of the town, well served by local amenities including public transport services to neighbouring areas and schools for children of all ages.

Offered to the market with the benefit of vacant possession or alternatively with the present tenant in situ currently paying a rental of £895 per calendar month, the accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

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

FRONT RECEPTION ROOM

4.09m x 2.76m (13' 5" x 9' 1") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator and fireplace surround.

REAR RECEPTION ROOM

3.77m x 3.63m (12' 4" x 11' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, under stairs store cupboard, laminate flooring and with stairs off to first floor.

KITCHEN

3.33m x 2.06m (10' 11" x 6' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, appliance space, plumbing for automatic washing machine, central heating boiler, UPVC double glazed window to side and UPVC door to side.

GROUND FLOOR BATHROOM

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



FIRST FLOOR LANDING

having two ceiling light points.

BEDROOM NO 1

3.78m x 3.47m (12' 5" x 11' 5") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.64m x 3.13m (11' 11" x 10' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 3

3.33m x 2.08m (10' 11" x 6' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and laminate flooring.

OUTSIDE

SMALL FORECOURT

with pathway to front entrance door.

REAR GARDEN

with enclosed yard, lawn and further garden beyond.

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/20/06/24

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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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