



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.



21a Jesson Road, Walsall, WS1 3AY

OFFERS REGION £550,000



## 21a JESSON ROAD, WALSALL

This spaciously proportioned, Four bedroomed, detached residence occupies a large plot, extending to approximately 0.34 of an acre, and affords tremendous potential for further development or extension, subject to necessary planning consents. Requiring modernisation and refurbishment this property must be viewed to appreciate the size and accommodation on offer. Situated on one of the most sought after Roads in Walsall, having excellent local amenities, transport links and local schools.

The accommodation briefly comprises the following:- (all measurements approximate)



### PORCH

Having upvc entrance door, wall light point and tiled floor.

### RECEPTION HALL

Having entrance door, ceiling light point, gas heater, under stairs storage space and stairs off to first floor.

### SHOWER ROOM

Having shower cubicle with fitted shower unit, wash hand basin, low level WC, ceiling light point and window to side.



### THROUGH LOUNGE

5.28m max x 7.74m max (17' 4" x 25' 5") Having double glazed angular bay window to front, three ceiling light points, two gas heaters, three wall light points, coved cornices, square bay window to side and double doors with side windows to rear.

### KITCHEN

3.21m x 4.23m (10' 6" x 13' 11") Having inset stainless steel sink unit, base and drawer cupboards, roll top working surface, built in oven with 4 ring gas hob, strip light, central heating boiler, tiled floor, built in store cupboard, extractor fan and window to rear.



### DINING ROOM

2.62m x 3.54m (8' 7" x 11' 7") Having double glazed patio door to rear, ceiling light point, radiator and coved cornices.

### LOBBY

Having ceiling light point, tiled floor and door to rear garden.

### LAUNDRY ROOM

Having inset stainless steel sink unit, base and drawer cupboards, roll top working surface, plumbing for automatic washing machine, appliance space, strip light and radiator.



### FIRST FLOOR LANDING

Having window to front, ceiling light point and loft hatch.

### BEDROOM ONE

2.98m x 4.16m (9' 9" x 13' 8") Having window to front, ceiling light point, radiator and built in wardrobe and cupboards.

### BEDROOM TWO

3.26m x 4.16m (10' 8" x 13' 8") Having window to rear, ceiling light point and radiator.

### BEDROOM THREE

3.26m x 3.53m (10' 8" x 11' 7") Having window to rear, ceiling light point, radiator, built in wardrobes and dressing unit.

### BEDROOM FOUR

2.42m x 3.16m (7' 11" x 10' 4") Having window to front, ceiling light point, radiator and built in wardrobe and cupboards.



### BATHROOM

Having white suite comprising: bath, pedestal wash hand basin, tiled splashback surrounds, strip light, radiator, airing cupboard and window to rear.

### SEPARATE WC

Having low level WC, ceiling light point, radiator and window to side.

### OUTSIDE

#### FRONT

Having driveway providing off road parking for several vehicles, lawn, variety of trees and bushes and pathway to front door.

#### REAR GARDEN

Having beautiful enclosed rear garden with patio area, lawn, well stocked flower and shrub borders, variety of trees and bushes, ornamental fishpond, greenhouse and side gate.

### DOUBLE GARAGE

comprising:

#### Garage 1

2.28m x 4.96m (7' 6" x 16' 3") Having up and over door and strip light.

#### Garage 2

2.48m x 4.96m (8' 2" x 16' 3") Having up and over door, ceiling light point and oval window to side.

### 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band G with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686. LS 19/09/2024

© 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.