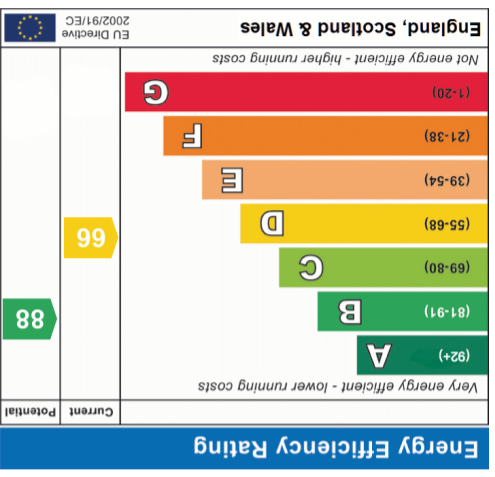




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



58 Thorpe Road, Walsall, WS1 4BU

OFFERS REGION £170,000



58 THORPE ROAD, WALSALL

This three bedroomed mid terraced house is conveniently situated in this popular residential area, being well served by local amenities including public transport services to Walsall and West Bromwich town centres, local shopping facilities at Caldmore Green, schools for children of all ages and the M6 Motorway at Junction 9 is within a short driving distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Having the benefit of no upward chain, the accommodation briefly comprises the following:- (all measurements approximate)

FRONT RECEPTION ROOM

3.44m x 3.36m (11' 3" x 11' 0") having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring and UPVC double glazed window to front.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, fully tiled walls, ceiling light point and tiled floor.

REAR RECEPTION ROOM

3.54m x 3.34m (11' 7" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, tiled floor and stairs off to first floor.

FITTED KITCHEN

3.56m x 1.98m (11' 8" x 6' 6") 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 and extractor hood over, appliance space, tiled floor, pin spot lighting, central heating radiator, UPVC double glazed window to side and UPVC door to rear garden.



LOBBY

having ceiling light point, central heating boiler, plumbing for automatic washing machine and tiled floor.

GROUND FLOOR BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, 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, loft hatch and wooden flooring.

BEDROOM NO 1

3.37m x 3.36m (11' 1" x 11' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 2

3.56m x 2.00m (11' 8" x 6' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

BEDROOM NO 3

2.62m x 1.16m (8' 7" x 3' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

OUTSIDE

YARD AREA leading to FURTHER PAVED 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/16/10/24

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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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