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20 Rowan Road, Delves, Walsall, WS5 4ET

OFFERS REGION £295,000





## 20 ROWAN ROAD, DELVES, WALSALL

This semi-detached house is located on Rowan Road, in this popular and sought after area between Bell Lane and Poplar Avenue on the Delves, convenient for all amenities, including public transport services along West Bromwich Road to neighbouring areas and Tamebridge Parkway rail station is within approximately 2km distance, providing commuter rail services to Birmingham City Centre.

Although in need of certain modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

### PORCH ENTRANCE

leading to:

### RECEPTION HALL

with hot water radiator, walk-in cloaks/store with hot water radiator.

### REAR LOUNGE

3.73m x 3.15m (12' 3" x 10' 4") with tiled fireplace and hearth with electric fire, coved ceiling, hot water radiator and UPVC double glazed patio door leading to rear garden.

### FRONT DINING ROOM

4.80m into bay x 3.12m (15' 9" x 10' 3") with tiled fireplace and hearth, gas fire point, UPVC double glazed bay window, hot water radiator and coved ceiling.

### PART TILED KITCHEN

2.74m x 1.83m (9' 0" x 6' 0") with a range of fitted base and wall cupboards, inset stainless steel sink unit with mixer tap, hot water radiator, UPVC double glazed window and with useful PANTRY off.



### LAUNDRY ROOM

2.67m x 1.52m (8' 9" x 5' 0") plus additional 2.08m x 0.96m (6' 10" x 3' 2") with plumbing for automatic washing machine.

### SEPARATE SIDE STORE and W.C.

with access to rear garden.

### FIRST FLOOR LANDING

with UPVC double glazed window to side.

### BEDROOM NO 1 (Front)

4.93m into bay x 3.23m (16' 2" x 10' 7") with hot water radiator, UPVC double glazed window, coved ceiling and built-in wardrobe with double sliding doors.

### BEDROOM NO 2 (Rear)

2.73m x 3.15m (8' 11" x 10' 4") with hot water radiator, UPVC double glazed window and built-in wardrobe with double sliding doors.

### BEDROOM NO 3 (Front)

3.05m x 2.13m (10' 0" x 7' 0") with UPVC double glazed window, hot water radiator and built-in double wardrobe with storage cupboard above.

### PART TILED BATHROOM

having panelled bath with Triton T80 shower over, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

### OUTSIDE

### LAWNED FOREGARDEN

with PAVED DRIVEWAY providing off-road parking and access to the:



### SIDE GARAGE

4.57m x 2.59m (15' 0" x 8' 6") with up-and-over entrance door.

A separate SIDE ACCESS leads to the:

### ENCLOSED REAR GARDEN

with part paved patio area, mature lawn and 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/

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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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