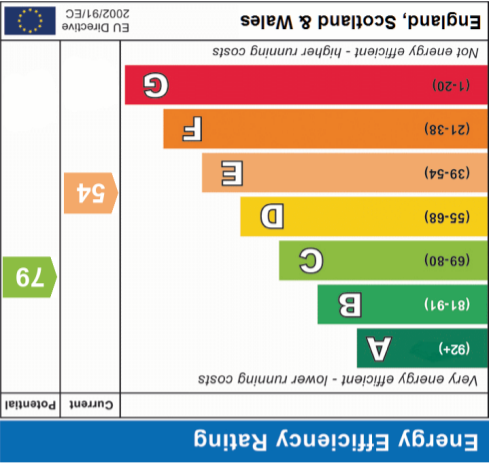




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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





30 ALBERT CLARKE DRIVE, WILLENHALL

This conveniently situated three bedroomed link-detached house is offered to the market with the benefit of no upward chain involved.

The property is well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

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

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, tiled splash back surrounds, ceiling light point and UPVC double glazed window to front.

LOUNGE

4.95m maximum x 4.47m maximum (16' 3" x 14' 8") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, laminate flooring, coved cornices and feature fireplace surround with electric fire.

DINING ROOM

2.84m x 2.26m (9' 4" x 7' 5") having UPVC double glazed sliding patio door to rear garden, ceiling light point, central heating radiator, laminate flooring and UPVC door to side.

KITCHEN

2.81m x 1.92m (9' 3" x 6' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll to work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, integrated fridge/freezer, recently fitted central heating boiler, strip light and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

3.82m x 2.75m (12' 6" x 9' 0") having two UPVC double glazed windows to front, ceiling light point, central heating radiator, built-in mirrored wardrobe and built-in store cupboard.

BEDROOM NO 2

2.85m x 2.60m (9' 4" x 8' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.85m x 1.70m (9' 4" x 5' 7") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

RE-FITTED BATHROOM

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

OUTSIDE

LAWNED FOREGARDEN

with a row of Conifer trees and with pathway to front entrance door.

ENCLOSED REAR GARDEN

with timber and walled surrounds, lawn, a variety of trees and shrubs, CONCRETE PAD ideal for housing a conservatory or extension, subject to any necessary planning consents.

REAR DRIVEWAY

providing off-road parking for several vehicles.

GARAGE

5.04m x 2.40m (16' 6" x 7' 10") having up-and-over entrance door, ceiling light point and door and window to rear garden.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/29/11/24

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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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