



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.



17 Birch Tree Hollow, Short Heath,
Willenhall, WV12 4AR

OFFERS REGION £275,000



17 BIRCH TREE HOLLOW, SHORT HEATH

This conveniently situated four bedroomed semi-detached house is located in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities, schools for children of all ages and the M6 Motorway at Junction 10 provides ready access to the remainder of the West Midlands conurbation and beyond.

Offered to the market with the benefit of no upward chain, the accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having double glazed patio sliding door and tiled floor.

RECEPTION HALL

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

THROUGH LOUNGE/DINING ROOM comprising:

LOUNGE AREA 4.77m x 4.11m (15' 8" x 13' 6") having double glazed angular bay window to front, four wall light points, central heating radiator, feature fireplace surround with fitted gas fire, under stairs storage cupboard and archway to dining room.

DINING ROOM 3.09m x 2.40m (10' 2" x 7' 10") having double glazed door to rear garden, wall light point and central heating radiator.



BREAKFAST KITCHEN

5.04m x 3.09m (16' 6" x 10' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces with tiled splash back surrounds, five-ring gas hob, appliance space, plumbing for automatic washing machine, tiled floor, two strip lights, central heating radiator, double glazed window to rear and door to rear garden.

FIRST FLOOR LANDING

having double glazed window to front, two ceiling light points, loft hatch, built-in store cupboard and airing cupboard housing the central heating boiler.

BEDROOM NO 1

3.62m x 3.32m (11' 11" x 10' 11") having double glazed window to front, ceiling light point, central heating radiator, a range of built-in wardrobes and drawer units.

BEDROOM NO 2

3.63m x 2.11m (11' 11" x 6' 11") having double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 3

3.35m x 2.97m (11' 0" x 9' 9") having double glazed window to rear, ceiling light point, central heating radiator and built-in store cupboard.

BEDROOM NO 4

3.54m x 2.10m (11' 7" x 6' 11") having double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, fully tiled walls, ceiling light point, central heating radiator and double glazed window to rear.



SEPARATE W.C.

having low flush w.c., fully tiled walls, ceiling light point and double glazed window to rear.

OUTSIDE

BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, artificial lawn and gravelled borders.

GARAGE/STORE

4.94m x 2.13m (16' 2" x 7' 0") having electrically operated shutter door, strip light and tiled flooring.

GARDEN W.C.

having low flush w.c., wash hand basin, fully tiled walls, ceiling light point, heated towel rail and tiled flooring.

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/27/02/26

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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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