



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.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	15
	88
Not energy efficient - higher running costs	



6 Deakin Avenue, Brownhills, WS8 7QA

CASH OFFERS ONLY IN REGION OF £150,000

6 DEAKIN AVENUE, BROWNHILLS

Conveniently situated end town house located in this popular residential area being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

The property is in need of complete modernisation and refurbishment and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

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

LOUNGE

4.61m x 4.16m into bay (15' 1" x 13' 8") having angular bay window to front, ceiling light point and brick built fireplace surround.

KITCHEN

3.95m x 3.08m (13' 0" x 10' 1") having inset sink unit, wall, base and drawer cupboards, work surfaces, appliance space, plumbing for automatic washing machine, gas cooker point, two ceiling light points, tiled floor, window to rear and access door to rear garden.

GROUND FLOOR BATHROOM

having white suite comprising panelled bath with fitted shower unit, low flush w.c., pedestal wash hand basin, ceiling light point, airing cupboard, tiled floor and window to rear.

FIRST FLOOR LANDING

having window to side and ceiling light point.

BEDROOM NO 1

4.29m x 3.53m (14' 1" x 11' 7") having window to front and ceiling light point.

BEDROOM NO 2

3.27m x 3.08m (10' 9" x 10' 1") having window to rear and ceiling light point.

BEDROOM NO 3

2.19m x 2.17m (7' 2" x 7' 1") having window to rear and ceiling light point.

OUTSIDE

FOREGARDEN

having lawn with hedgerow and DRIVEWAY providing off-road parking.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn and a variety of trees and shrubs.

GARAGE

having up-and-over entrance door.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/08/07/24

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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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