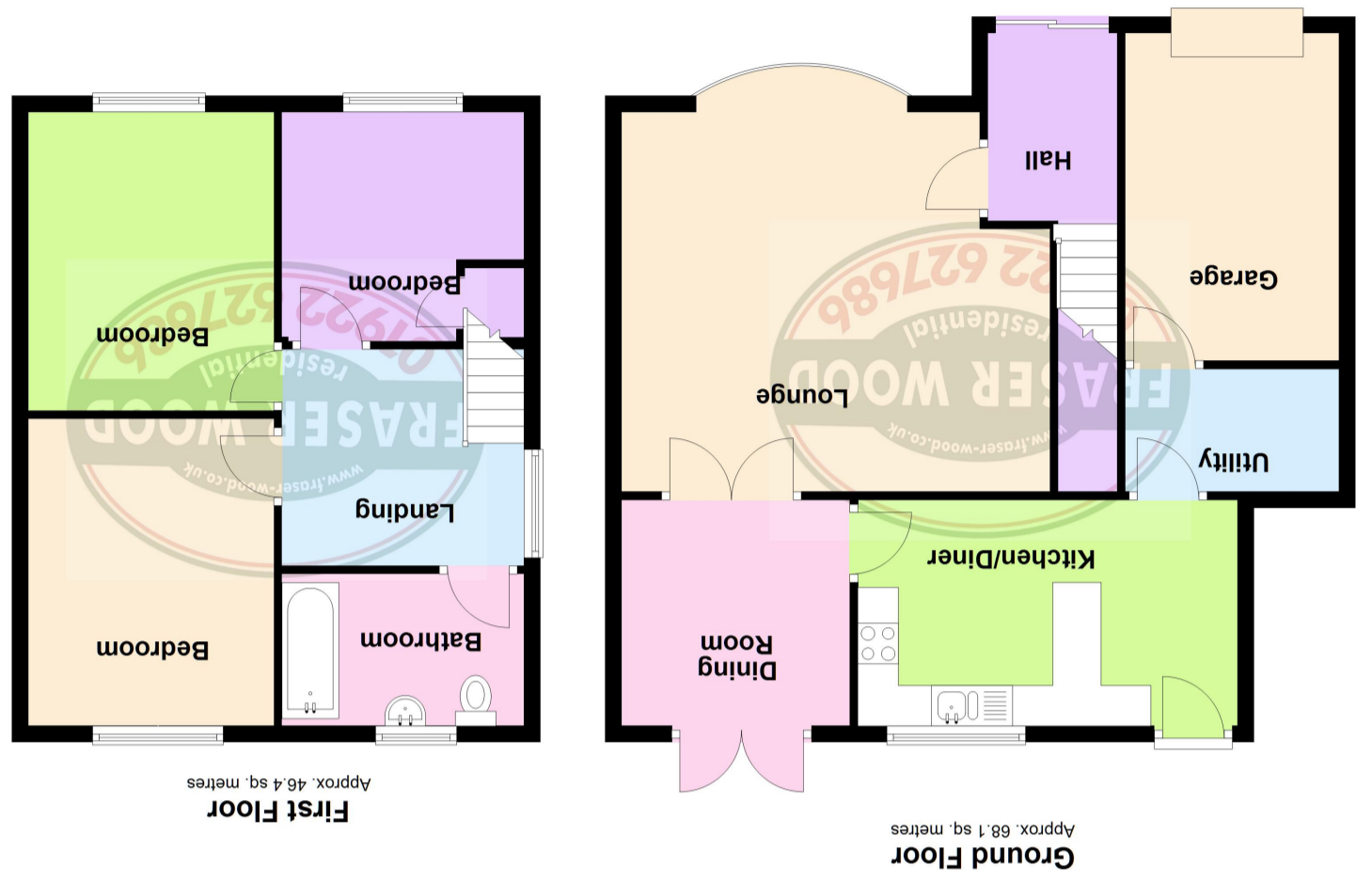




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

54 Ryders Hayes Road, Walsall

Energy Efficiency Rating	
Current	Potential
74	86
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)	



54 Ryders Hayes Lane, Pelsall, WS3 4EQ

OFFERS REGION £285,000



54 RYDERS HAYES LANE, PELSALL

This modern style link-detached house occupies a pleasant position in this popular residential area of Pelsall, within easy reach of the nearby Pelsall Common, local shopping facilities in the village centre, public transport services to neighbouring areas and a good range of schools for children of all ages.

The well-presented accommodation is well worth an internal inspection and briefly comprises the following:- (all measurements approximate)

PORCH ENTRANCE

having UPVC double glazed sliding door.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, laminate flooring, built-in store cupboard and stairs off to first floor.

LOUNGE

4.69m x 4.34m (15' 5" x 14' 3") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, feature fireplace surround and with archway to Dining Room.

DINING ROOM

2.87m x 2.83m (9' 5" x 9' 3") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator and coved cornices.



EXTENDED KITCHEN

4.88m x 2.80m (16' 0" x 9' 2") having inset 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, plumbing for automatic washing machine, appliance space, two ceiling light points, central heating radiator, tiled floor, UPVC double glazed window to rear and UPVC double glazed door and window to rear garden.

UTILITY ROOM

2.48m x 1.61m (8' 2" x 5' 3") having strip lights and appliance spaces.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft hatch, coved cornices and airing cupboard housing the central heating boiler.

BEDROOM NO 1

3.80m x 2.98m (12' 6" x 9' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 2

3.80m x 2.69m (12' 6" x 8' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

2.64m x 2.30m (8' 8" x 7' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

BATHROOM

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



OUTSIDE

FRONT DRIVEWAY

providing off-road parking facilities, gravelled area and pathway to front door.

GARAGE/STORE

3.80m x 2.74m (12' 6" x 9' 0") having doors to front, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surround, block paved patio area, mature lawn and gravelled 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 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/17/01/24

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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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