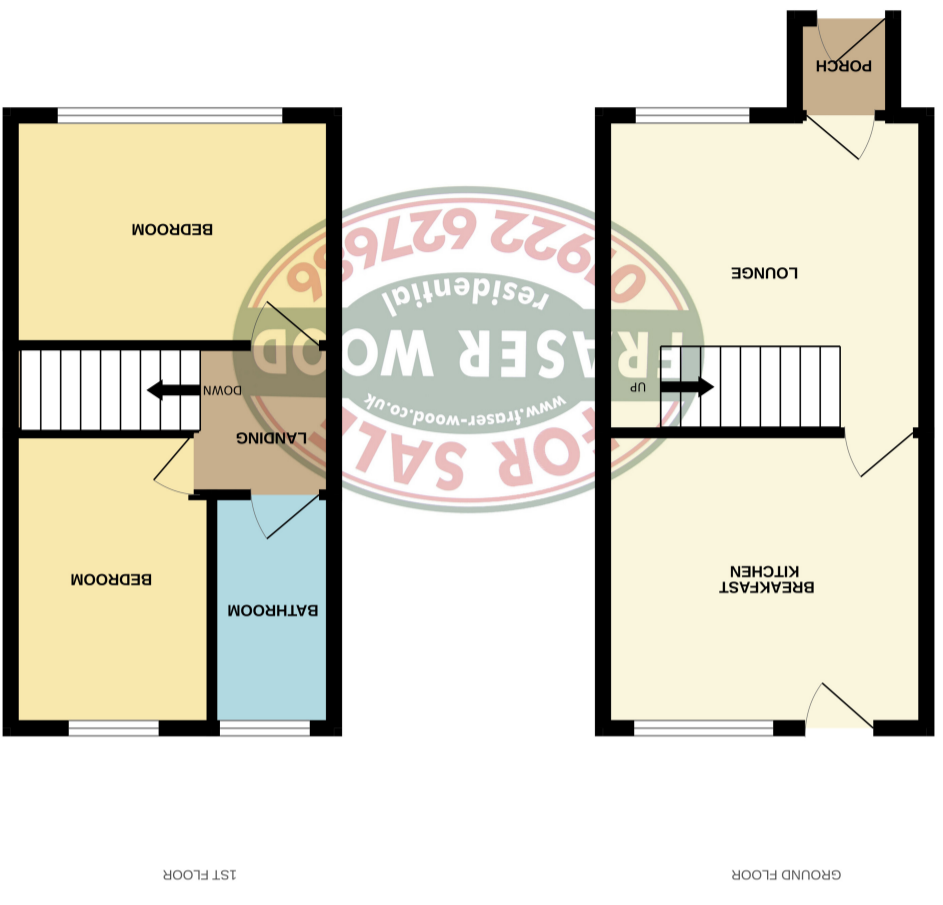




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for information purposes only and should be used as such. No guarantee is given as to their accuracy or reliability. Measurements are taken at the time of the survey and may vary slightly from those shown on the plan.

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)
Not energy efficient - higher running costs	
55	86



1 Pommel Close, Walsall, WS5 4QE

OFFERS OVER £170,000



POMMEL CLOSE WALSALL

Semi Detached Residence on an excellent corner plot ideal for First time buyers /Investors. Situated in this popular residential area of the Borough, being well served by all amenities including schools for children of all ages, local shopping facilities, public transport services to neighbouring centres and Tamebridge Parkway Rail Station is within easy reach providing commuter rail services to Birmingham City Centre.

PORCH

Having upvc entrance door and upvc double glazed windows.

LOUNGE

3.54m x 3.60m (11' 7" x 11' 10") Having upvc double glazed window to front, ceiling light point, radiator, brick built fireplace surround with gas fire (not connected) and stairs off to first floor.



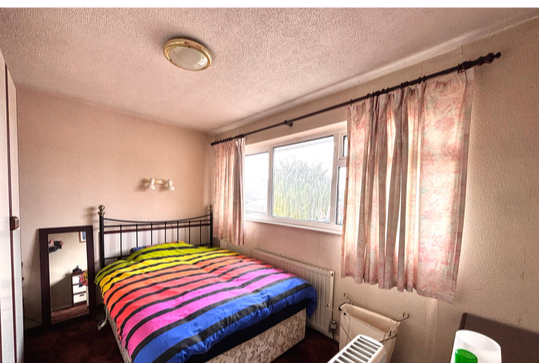
BREAKFAST KITCHEN

0m x 0m (0' 0" x 0' 0") 3.28m x 3.60m (10' 9" x 11' 10") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, electric cooker point, plumbing automatic washing machine, ceiling light point, radiator, appliance space, central heating boiler, upvc double glazed window to rear and door to rear garden.



FIRST FLOOR LANDING

Having upvc double glazed window to side, ceiling light point and loft hatch.



BEDROOM ONE

2.55m x 3.60m (8' 4" x 11' 10") Having upvc double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

2.04m x 3.30m (6' 8" x 10' 10") Having upvc double glazed window to rear, ceiling light point and radiator.

BATHROOM

Having coloured suite comprising: panelled bath with fitted shower unit and curtain rail, pedestal wash hand, low level WC, fully tiled walls, ceiling light point, radiator and upvc double glazed window to rear.



OUTSIDE

FRONT

Lawn and pathway to front door.

DRIVEWAY

providing off-road parking and access to SIDE CARPORT.

REAR

Having enclosed rear garden with timber fencing surround, paved patio area, lawn, well stocked flower and shrub borders and side gate.



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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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/24/09/24

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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.