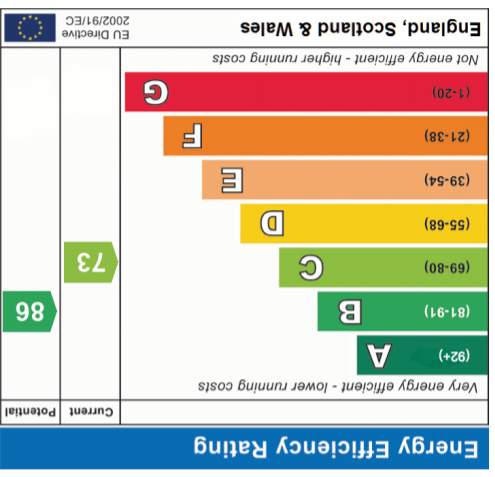




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



41 Davy Road, Beechdale, Walsall, WS2 7JA

OFFERS REGION £155,000



41 DAVY ROAD, WALSALL

This three bedroomed mid-town house is conveniently situated on the popular Beechdale Estate, being well served by local amenities including public transport services to neighbouring areas, shopping facilities and schools for children of all ages.

The property affords an excellent opportunity for the first time buyer or property investor and briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC entrance door and UPVC double glazed window.

RECEPTION HALL

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



LOUNGE

4.92m maximum x 3.80m (16' 2" x 12' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and feature fireplace surround with fitted gas fire.



BREAKFAST KITCHEN

3.18m x 2.90m (10' 5" x 9' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, appliance space, ceiling light point, central heating radiator, under stairs store cupboard and UPVC double glazed window to rear.

L-SHAPED UTILITY

3.60m maximum, 2.03m minimum x 1.68m maximum, 1.01m minimum (11' 10", 6' " x 5' 6", 3' 4") having UPVC double glazed window and door to rear garden, ceiling light point, central heating boiler, drawer cupboards with roll top work surface, plumbing for automatic washing machine, built-in store cupboard and door to front.



FIRST FLOOR LANDING

having ceiling light point, airing cupboard and loft hatch.

BEDROOM NO 1

4.21m maximum x 3.91m (13' 10" x 12' 10") having two UPVC double glazed windows to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.91m x 2.93m (12' 10" x 9' 7") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BEDROOM NO 3

2.66m x 2.32m (8' 9" x 7' 7") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in store cupboard.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point, central heating radiator and two UPVC double glazed windows to rear.

OUTSIDE

LAWNED FOREGARDEN

with steps to front entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, flower and shrub borders and timber garden shed.

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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/04/24

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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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