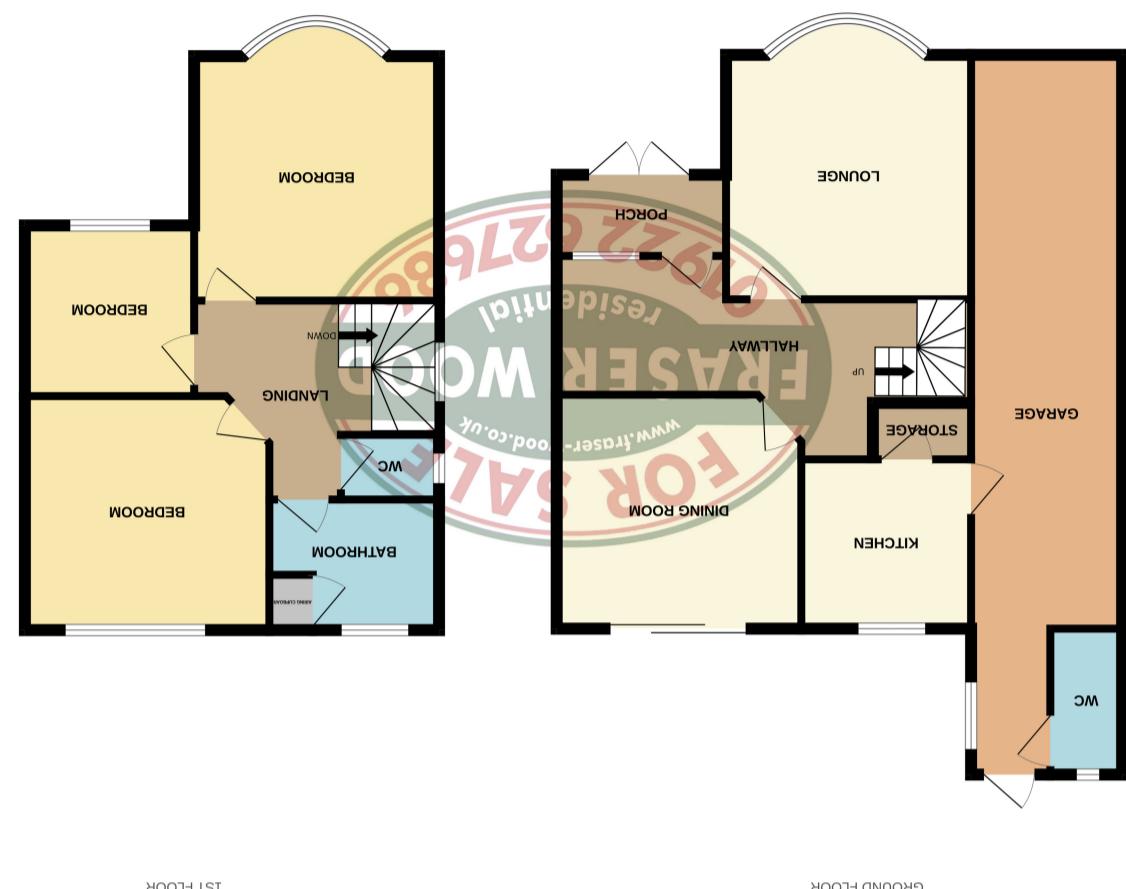
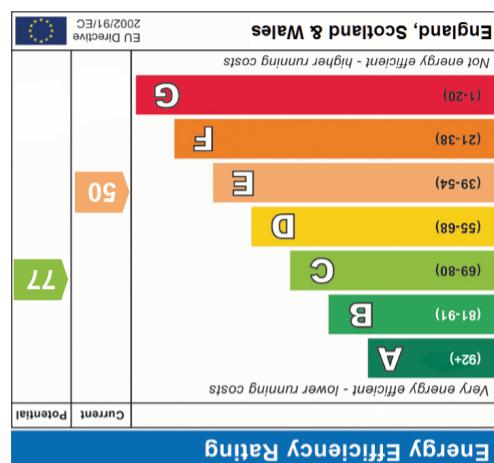


NOTE: The *checklist* and *checklist* are the same, but the *checklist* is for *preliminary* purposes, so you may choose either one and we will be happy to check the *preliminary*.

With every effort made to ensure the highest quality of service, we do not guarantee to be responsible for any omission or mis-statement. This is not to limit liability for any omission or mis-statement. The services, systems and products shown may be tested and not guaranteed to be suitable for purchase. The services, systems and products shown may be used and not suitable for any purpose.





## 20 SOMERSET ROAD, WALSALL

This spaciously proportioned, traditional style semi-detached house occupies a pleasant position in this sought after residential area of the Borough, being well served by all amenities including public transport services along Lichfield Road to neighbouring areas, a good range of schools for children of all ages, shopping facilities in Walsall town centre and Walsall Arboretum and Park Lime Pits Nature Reserve and Lakes are also within easy reach.

The property is offered to the market with the benefit of no upward chain involved and affording an excellent opportunity for the discerning purchaser, the accommodation briefly comprises the following:- (all measurements approximate)

### PORCH

having UPVC double glazed entrance doors, wall light point and tiled floor.

### RECEPTION HALL

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

### LOUNGE

4.76m x 3.65m (15' 7" x 12' 0") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, two wall light points, coved cornices and feature tiled fireplace.

### DINING ROOM

3.67m x 3.66m (12' 0" x 12' 0") having double glazed patio doors to rear garden, ceiling light point and central heating radiator.



### KITCHEN

2.54m x 2.54m (8' 4" x 8' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splashback surrounds, electric cooker point with extractor hood over, ceiling light point, central heating radiator, tiled floor, built-in store cupboard with light point and double glazed window to rear.



### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

### BEDROOM NO 1

4.75m x 3.65m (15' 7" x 12' 0") having UPVC double glazed angular bay window to front, ceiling light point, two central heating radiators and wall light point.

### BEDROOM NO 2

3.67m x 3.66m (12' 0" x 12' 0") having double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 3

2.57m x 2.40m (8' 5" x 7' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.



### BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and double glazed window to rear.

### SEPARATE W.C.

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

### OUTSIDE



### LAWNED FOREGARDEN

with flower and shrub borders, pathway to front door and SIDE DRIVEWAY providing off-road parking.

### LARGE, ENCLOSED REAR GARDEN

having paved patio area, mature lawn, well stocked flower and shrub borders, a variety of trees and bushes.

### GARAGE/UTILITY

11.31m x 2.72m (37' 1" x 8' 11") having double doors to front, power and lighting, plumbing for automatic washing machine, sink unit with base cupboard, UPVC double glazed window to side and UPVC door to rear garden.

### GARDEN W.C.

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

### 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band D with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/23/04/25

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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.

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.