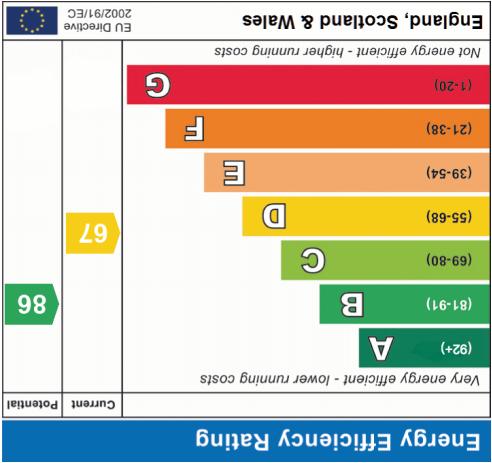
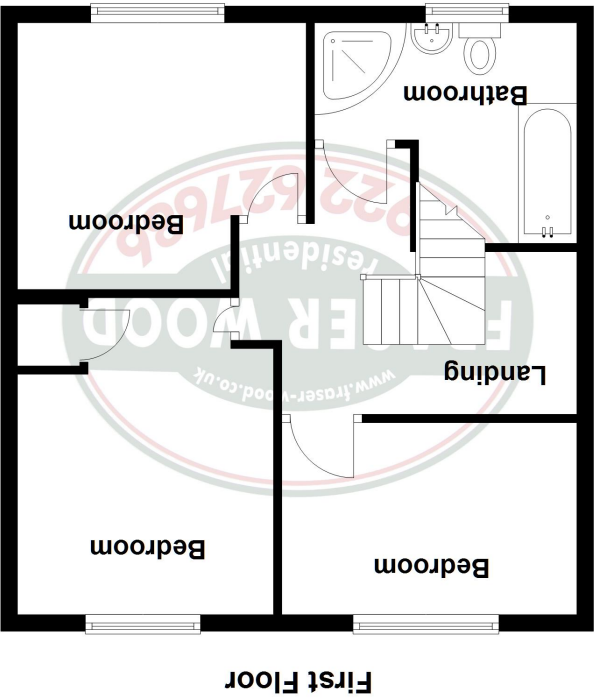
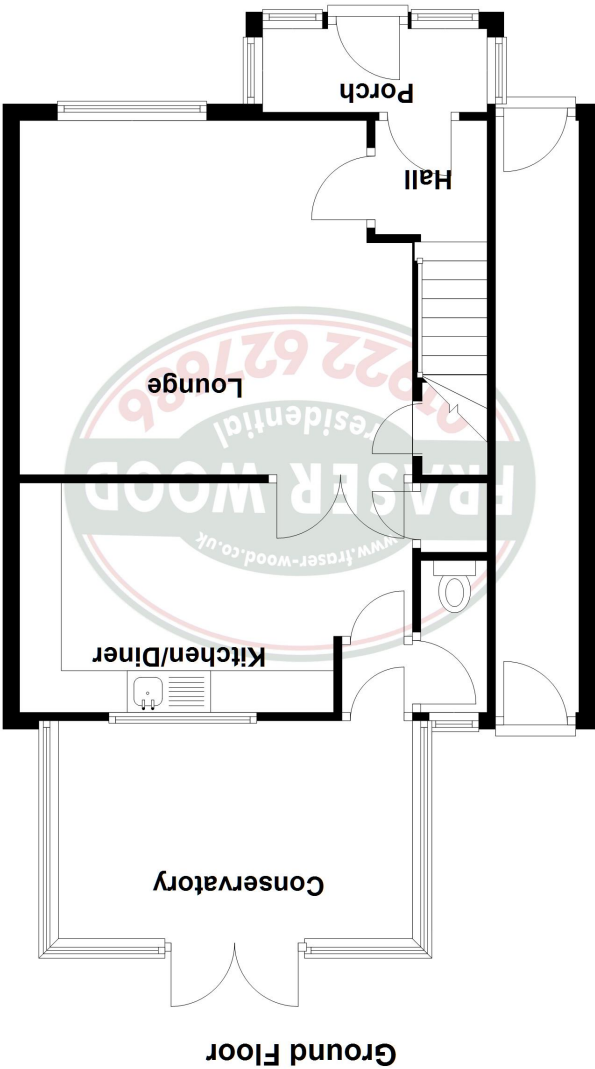




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



75 Penderel Street, Walsall, WS3 3ED

OFFERS REGION £175,000



75 PENDEREL STREET, WALSALL

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

Offered to the market with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door, UPVC double glazed windows and tiled floor.

RECEPTION HALL

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

LOUNGE

4.20m x 3.94m (13' 9" x 12' 11") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and three wall light points.

FITTED KITCHEN

4.08m x 2.20m (13' 5" x 7' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point, central heating radiator, tiled floor, built-in store cupboard and UPVC double glazed window to rear.

LOBBY

having ceiling light point and tiled floor.



GUEST W.C.

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

CONSERVATORY

3.54m x 2.36m (11' 7" x 7' 9") having UPVC double glazed windows, two wall light points, tiled floor and UPVC door to rear garden.

FIRST FLOOR LANDING

having ceiling light point, central heating radiator and loft hatch.

BEDROOM NO 1

3.08m x 2.97m (10' 1" x 9' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.28m x 2.34m (10' 9" x 7' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and airing cupboard housing the central heating boiler.

BEDROOM NO 3

2.54m x 2.34m (8' 4" x 7' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath, separate shower cubicle 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 window to front.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking.



ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, steps leading to lawn, a variety of trees and shrubs and with side access 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 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/14/10/24

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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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