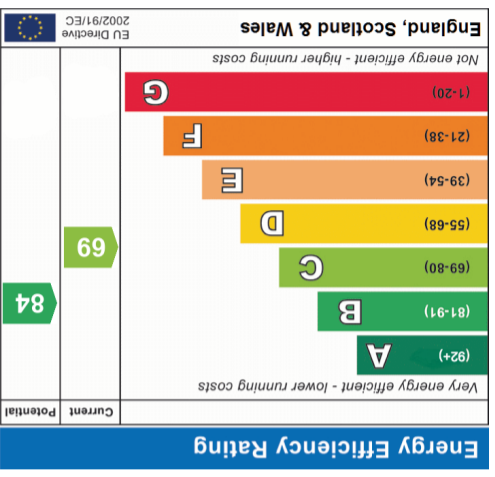




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



40 Hardy Road, Walsall, WS3 1JY

OFFERS REGION £200,000





## 40 HARDY ROAD, WALSALL

This semi-detached house is conveniently situated for local amenities and is offered to the market with the benefit of no upward chain involved.

Although in need of certain modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, window to front, stairs to first floor and under stairs storage space.

### LOUNGE

4.46m x 3.41m (14' 8" x 11' 2") having window to front, ceiling light point, central heating radiator, two wall light points and gas fire.

### BREAKFAST KITCHEN

6.63m x 2.97m (21' 9" x 9' 9") having inset stainless steel sink unit, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, two strip lights, two central heating radiators, two windows to rear and door to lean-to/verandah.

### LEAN-TO/VERANDAH

having doors to front and rear.

### BRICK BUILT STORE SHED and W.C.

having low flush w.c. and light point.

### FIRST FLOOR LANDING

having ceiling light point, airing cupboard and with access hatch to loft space.



### BEDROOM NO 1

3.80m x 3.42m (12' 6" x 11' 3") having window to front, ceiling light point, central heating radiator and built-in wardrobe.

### BEDROOM NO 2

4.28m x 2.98m (14' 1" x 9' 9") having window to rear, ceiling light point, central heating radiator and central heating boiler.

### BEDROOM NO 3

2.98m x 2.26m (9' 9" x 7' 5") having window to rear, ceiling light point and central heating radiator.



### BATHROOM

having coloured suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and window to front.

### OUTSIDE

#### FRONT DRIVEWAY

providing off-road parking and pathway to front door.

#### GOOD SIZED ENCLOSED REAR GARDEN

having timber fencing surrounds, paved patio area, lawn, CONCRETE STORAGE SHED and cold water hose tap.

### 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 A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/04/24

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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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