

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.





21 ERNEST CLARK CLOSE, WILLENHALL

This conveniently situated mid-town house already has the benefit of gas fired central heating and wood grain effect UPVC double glazed windows and although in need of certain modernisation it offers an ideal opportunity for a first-time buyer or investment purchaser.

The property is well served by local amenities including public transport services to neighbouring areas, local shopping facilities and the M6 Motorway at Junction 10 is within approximately 4km distance, thereby providing access to the West Midlands conurbation and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

PEDESTRIAN ACCESS TO THE FRONT DOOR

RECEPTION HALL

having spacious storage cupboard off.

FULLY TILED BREAKFAST KITCHEN

12' 7" x 7' 7" (3.84m x 2.31m) having inset stainless steel sink unit with mixer tap above, a full range of fitted base and wall cupboards, plumbing for automatic washing machine, UPVC double glazed window to front and hot water radiator.

REAR HALLWAY

with stairs off to first floor.

THROUGH LOUNGE

17' 10" x 10' 0" (5.44m x 3.05m) with to UPVC double glazed windows, hot water radiator, feature fireplace surround with marble hearth and inset with coal effect gas fire.

FIRST FLOOR LANDING

THROUGH BEDROOM NO 1

17' 10" x 8' 5" (5.44m x 2.57m) with two UPVC double glazed windows, hot water radiator, built-in wardrobes with sliding doors and with cupboard off housing the gas central heating boiler,

BEDROOM NO 2 (Rear)

11' 8" x 7' 10" (3.56m x 2.39m) with double panel hot water radiator and built-in double and single wardrobes.

FULLY TILED SHOWER ROOM

having walk-in shower with Triton Cara electric shower over, wash hand basin, UPVC double glazed window and towel radiator.

FULLY TILED SEPARATE W.C.

with low flush w.c. and UPVC double glazed window.

OUTSIDE

PEDESTRIAN ACCESS TO FOREGARDEN

with mature lawn.

ENCLOSED REAR GARDEN

having mature lawn with borders and TWO OUTSIDE STORES, one measuring 8' 7" x 4' 6" but no access to the additional store, and with VEHICULAR ACCESS available from Stroud Avenue from the vehicular roadway of Ernest Clark Close.

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.

AP/DBH/22/10/25

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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.

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