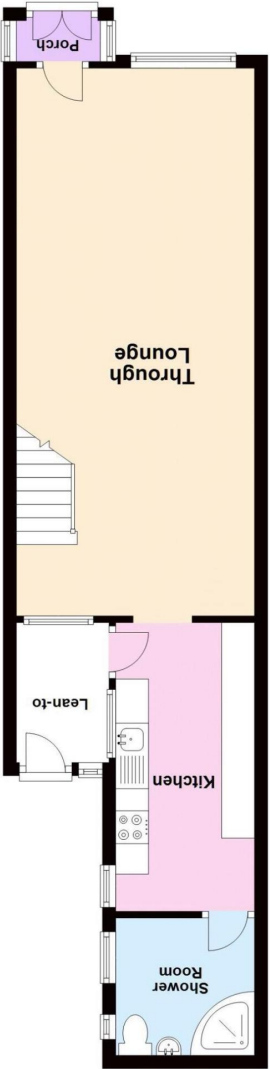
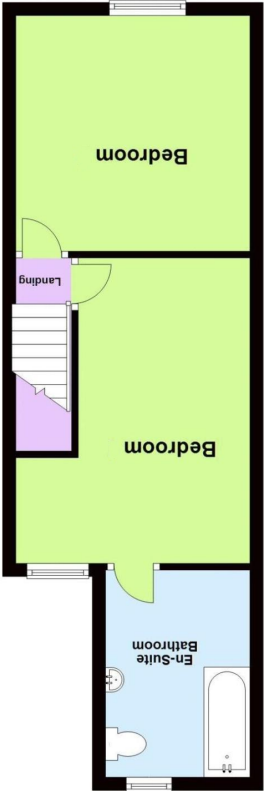




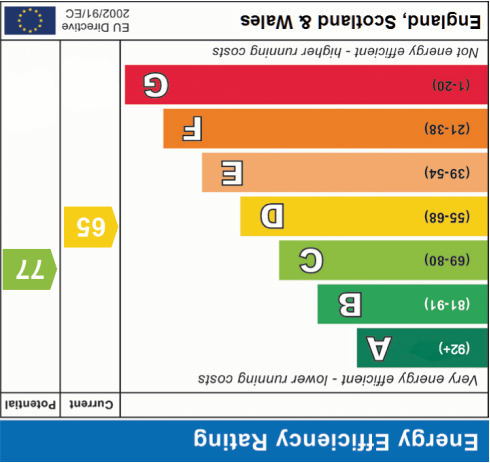
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



Ground Floor



First Floor



147 Daw End Lane, Rushall, WS4 1LD

OFFERS REGION £160,000



147 DAW END LANE, RUSHALL

Two Bedroom Mid Terrace residence in a sought after location, having excellent transport links and local amenities. Briefly comprising: Porch, Through Lounge, Kitchen, Lean To, Ground Floor Shower Room, Two Bedrooms, En suite Bathroom and Rear Garden. No Upward Chain.

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

PORCH

Having upvc entrance door and upvc windows.

THROUGH LOUNGE

11' 11" x 27' 10" (3.63m x 8.48m) Having entrance door, upvc double glazed window to front, ceiling light point, radiator, two feature fireplaces, upvc double glazed window to rear and stairs off to first floor.

KITCHEN

7' 0" x 14' 6" (2.13m x 4.42m) Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashback surrounds, built in oven with 4 ring electric hob, appliance space, ceiling light point and upvc double glazed window to side.

LEAN TO

Having upvc double glazed window and door to rear.

GROUND FLOOR SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, heated towel rail and upvc double glazed window to side.

FIRST FLOOR LANDING

Having ceiling light point.



BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m) Having upvc double glazed window to front, ceiling light point, radiator and loft hatch.

BEDROOM TWO

12' 1" x 15' 4" (3.68m x 4.67m) Having upvc double glazed window to rear, ceiling light point and radiator.

EN SUITE BATHROOM

Having white suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, radiator and upvc double glazed window to rear.

OUTSIDE

FRONT

Having forecourt and steps leading to porch

REAR

Having yard area with gate leading to further garden beyond.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/16/12/25

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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 PROPERTY

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.

