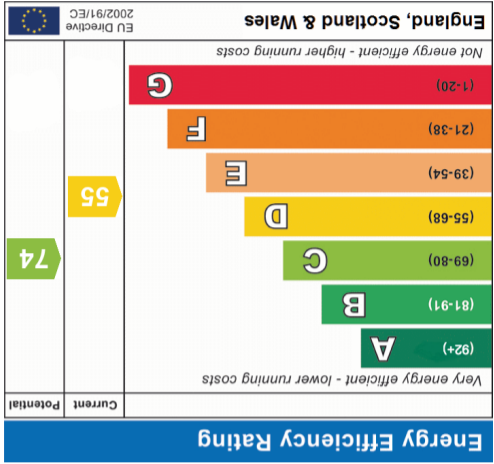




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



42 Moat Road, Walsall, WS2 9PJ

OFFERS REGION £120,000



## 42 MOAT ROAD, WALSALL

Conveniently situated two bedroomed mid terraced house offered to market with the benefit of no upward chain involved.

The property is located close to all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and is within easy reach of Walsall Manor Hospital and the town centre.

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

### FRONT RECEPTION ROOM

3.65m x 3.43m (12' 0" x 11' 3") having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator and feature fireplace with fitted gas fire.

### REAR RECEPTION ROOM

3.73m x 3.64m (12' 3" x 11' 11") having window to rear, ceiling light point, central heating radiator, fireplace surround with electric fire, under stairs store cupboard and stairs off to first floor.

### KITCHEN

3.33m x 1.97m (10' 11" x 6' 6") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, four-ring electric hob, strip light, central heating radiator, window to side and door to lean-to.

### LEAN-TO

having ceiling light point and door to rear garden.

### GROUND FLOOR BATHROOM

having white suite comprising bath, wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point and window to side.



### FIRST FLOOR LANDING

having ceiling light point.

### BEDROOM NO 1

3.65m x 3.44m (12' 0" x 11' 3") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.75m x 3.65m (12' 4" x 12' 0") having window to rear, ceiling light point, central heating radiator, built-in store cupboard and central heating boiler.

### OUTSIDE

**STEPS leading to front door.**

### REAR GARDEN

comprising yard area with additional 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 A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/20/03/24

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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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