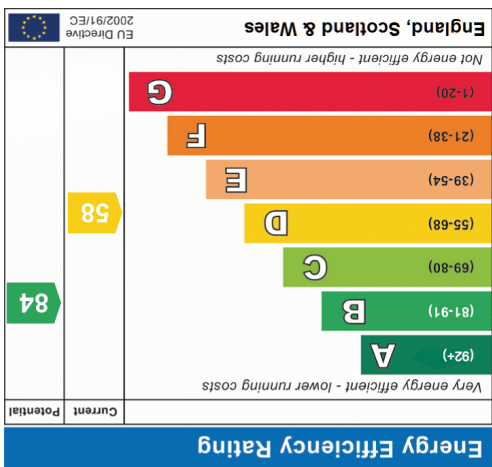




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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31 Emery Close, Walsall, WS1 3AL

OFFERS BEGIN £265,000



31 EMERY CLOSE, WALSALL

This extended, three bedroomed semi-detached house occupies a pleasant position in this popular residential area and is well served by all amenities including local shopping facilities, public transport services to neighbouring areas and a good range of schools for children of all ages.

Viewing is highly recommended to fully appreciate the well-presented accommodation, which briefly comprises the following:- (all measurements approximate)

PORCH

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

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, tiled floor and stairs off to first floor.

LOUNGE AREA

5.35m maximum x 4.53m (17' 7" x 14' 10") having two ceiling light points plus additional pin spot lighting, central heating radiator, under stairs store cupboard housing the central heating boiler and with UPVC double glazed window to side.



EXTENDED DINING ROOM

4.24m x 2.40m (13' 11" x 7' 10") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator and UPVC double glazed window to side.



KITCHEN

2.52m x 2.13m (8' 3" x 7' 0") 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 gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, tiled floor, ceiling light point and UPVC double glazed window to front.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, central heating radiator, loft hatch and airing cupboard.

BEDROOM NO 1

4.06m x 2.66m (13' 4" x 8' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.51m x 2.66m (11' 6" x 8' 9") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 3

2.27m x 1.80m (7' 5" x 5' 11") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and UPVC double glazed window to front.

OUTSIDE

CRETEPRINT DRIVEWAY

providing off-road parking for several vehicles.



DELIGHTFUL, ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, flower and shrub borders, timber garden shed with power and with side access gate.

GARAGE

in separate block with up-and-over entrance door.

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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/06/25

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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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