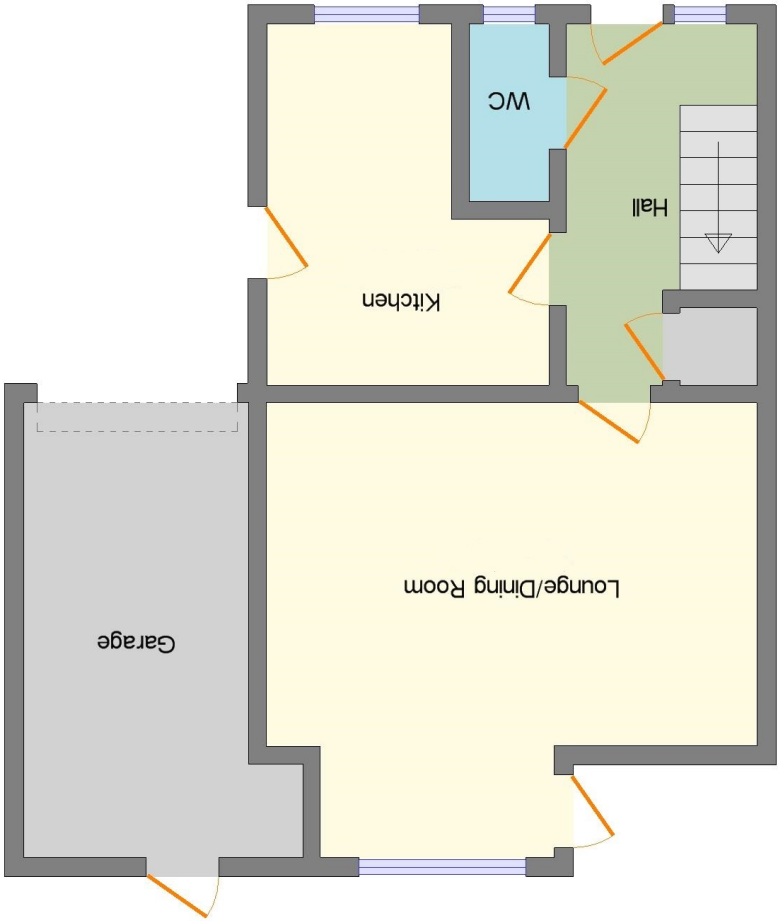




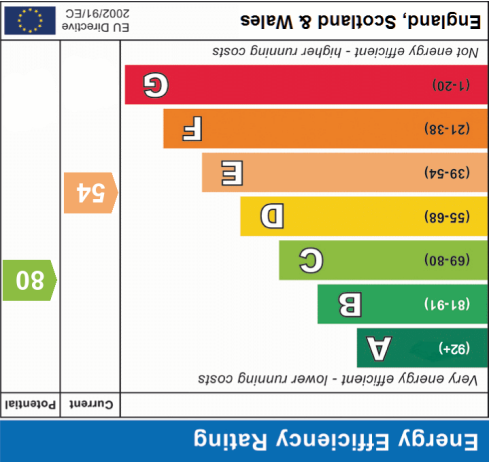
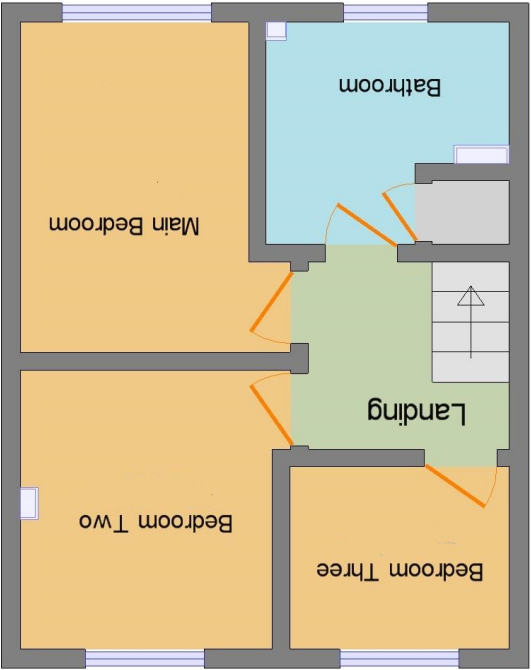
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Ground Floor

This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors



First Floor





7 CRICKET CLOSE, WALSALL

This well-presented three bedroomed detached house occupies a pleasant position in this highly regarded residential area of the Borough, being well served by all local amenities including public transport services to Birmingham and Walsall, a good range of schools for children of all ages and the M6 Motorway at Junction 7 and 9 are both within approximately 6km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

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

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring, under stairs store cupboard and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, tiled splash back surrounds, ceiling light point, tiled floor and UPVC double glazed window to front.

LOUNGE

4.70m x 4.68m maximum (15' 5" x 15' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and UPVC door to rear garden.

KITCHEN

3.76m maximum x 2.80m maximum (12' 4" x 9' 2") 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, integrated fridge freezer, plumbing for automatic washing machine, appliance space, ceiling light point, heated towel rail, central heating boiler, UPVC double glazed window to front and UPVC door to side.

FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

3.95m x 2.57m (13' 0" x 8' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 2

3.36m x 2.57m (11' 0" x 8' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 3

2.50m x 2.10m (8' 2" x 6' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator.

SHOWER ROOM

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

OUTSIDE

FRONT DRIVEWAY

providing off-road parking, having flower beds and pathway to front door

GARAGE

having up-and-over entrance door, power and lighting and door to rear garden.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, lawn and a variety of trees and bushes.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/25/04/25

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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.

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.