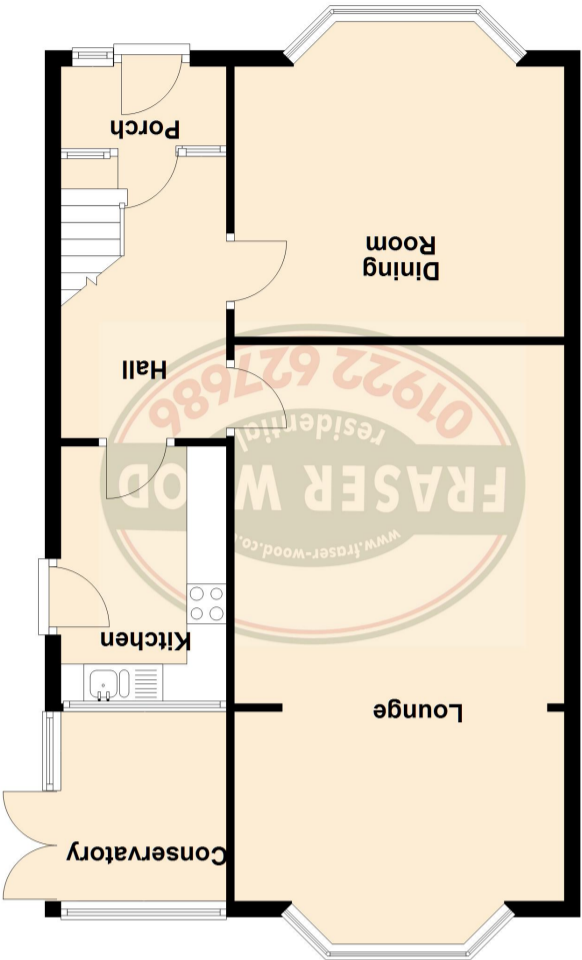


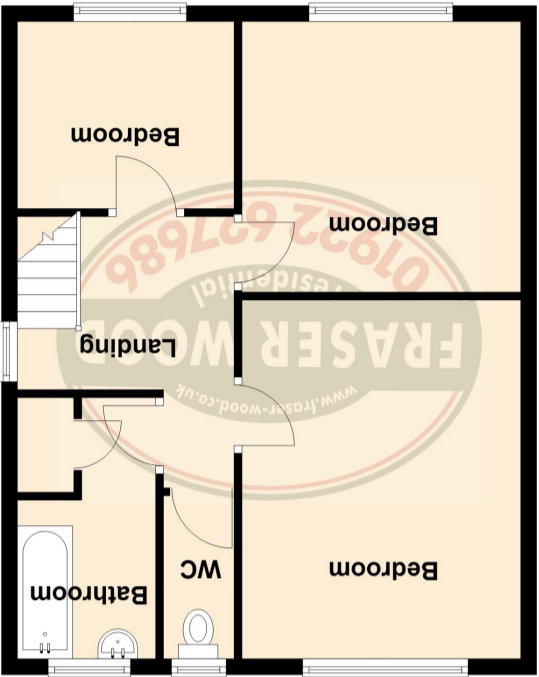


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

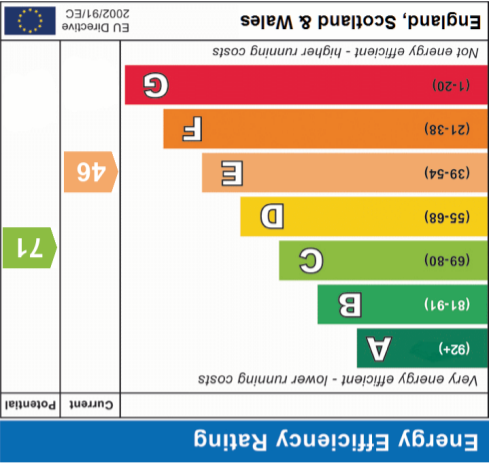
Total area: approx. 119.3 sq. metres (1284.3 sq. feet)



Ground Floor
Approx. 68.1 sq. metres (732.7 sq. feet)



First Floor
Approx. 51.2 sq. metres (551.6 sq. feet)





394 BIRMINGHAM ROAD, WALSALL

This traditional style, extended, three bedroomed semi-detached house is located in this prominent residential area of the Borough and affords an excellent opportunity for the discerning purchaser.

The property is set back from the main Birmingham Road and has large front and rear gardens. It is conveniently situated for all amenities including public transport services to Walsall and Birmingham, local shopping facilities at Gillity Village, a good range of schools for children of all ages and the M6 Motorway at Junction 7.

Offered to the market with the benefit of no upward chain involved, viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC entrance door and tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, electric storage heater and stairs off to first floor.

DINING ROOM

4.15m x 3.54m (13' 7" x 11' 7") having UPVC double glazed angular bay window to front, ceiling light point, electric storage heater and coved cornices.

EXTENDED LOUNGE

7.42m x 3.54m (24' 4" x 11' 7") having UPVC double glazed angular bay window to rear, two ceiling light points, electric storage heater, coved cornices and feature brick built fireplace surround.

KITCHEN

3.11m x 2.28m (10' 2" x 7' 6") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, two strip lights, UPVC double glazed window to rear and UPVC door to side.

SUN ROOM

having UPVC double glazed windows, tiled floor, cold water tap and UPVC door to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed windows to front and side, ceiling light point and access hatch to loft.

BEDROOM NO 1

4.89m x 3.09m (16' 1" x 10' 2") having UPVC double glazed angular bay window to front, ceiling light point and electric storage heater.

BEDROOM NO 2

3.70m x 3.05m (12' 2" x 10' 0") having UPVC double glazed window to rear and ceiling light point.

BEDROOM NO 3

2.45m x 2.42m (8' 0" x 7' 11") having UPVC double glazed window to front, ceiling light point and built-in mirrored wardrobes.

BATHROOM

having coloured suite comprising panelled bath, pedestal wash hand basin, tiled splash back surrounds, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to rear.

SEPARATE W.C.

having low flush w.c., ceiling light point and UPVC double glazed window to rear.

OUTSIDE

LAWNED FOREGARDEN

with well stocked flower and shrub borders and pathway to front door.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, timber garden shed, a variety of trees and bushes, mature planted borders and with rear access gate.

REAR GARAGE

approached via a right-of-way to the side of the property.

SERVICES

Company water, electricity and mains drainage are available at the property. It is understood that a mains gas supply is available in the front service road, but buyers should rely upon their own searches. 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 that the property is listed as Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/01/26

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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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