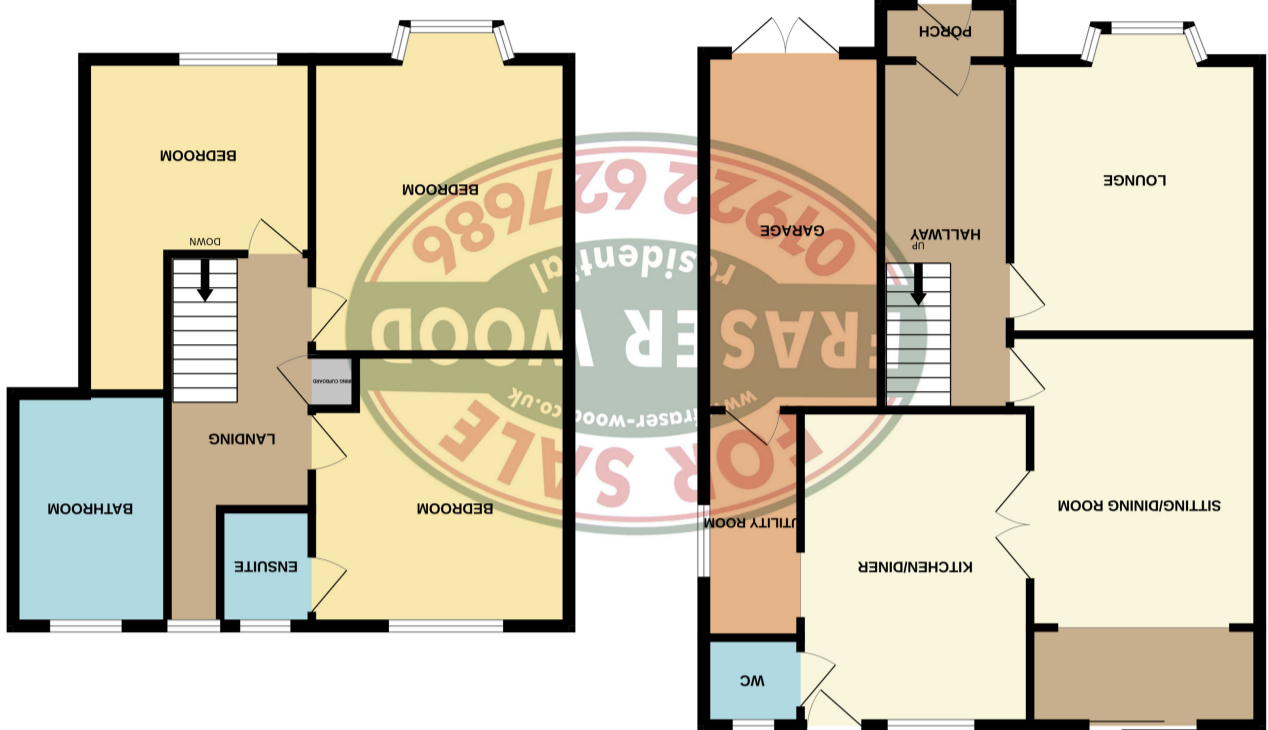




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, 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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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
69	85



1ST FLOOR

GROUND FLOOR



33 Hobart Drive, Walsall, WS5 3NJ

OFFERS REGION £385,000



33 HOBART DRIVE, WALSALL

Viewing is highly recommended to fully appreciate this extended, three bedroomed, semi-detached house, which occupies a delightful position in this highly regarded residential area of the Borough, with views over Walsall Golf Course to the rear.

The property is conveniently situated for all amenities including public transport services along Birmingham Road to neighbouring areas, a good range of both private and state schools for children of all ages and the M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6 km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

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

PORCH

having UPVC entrance door, UPVC double glazed windows and wooden flooring.

RECEPTION HALL

having wooden entrance door, ceiling light point, central heating radiator, coved cornices, wood flooring, under stairs storage space and stairs off to first floor.

LOUNGE

4.29m maximum into bay x 3.50m (14' 1" x 11' 6") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, two wall light points and feature fireplace surround with fitted gas fire.

EXTENDED DINING ROOM

5.72m x 3.49m (18' 9" x 11' 5") having UPVC double glazed patio door to rear garden, two ceiling light points and central heating radiator.



FITTED KITCHEN

4.41m x 3.22m (14' 6" x 10' 7") having inset sink unit, fitted wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four ring electric hob and extractor hood over, integrated dishwasher, coved cornices, wood flooring, central heating radiator, ceiling light point and additional pin spot lighting, UPVC double glazed window to rear and UPVC door to rear garden.

UTILITY ROOM

having roll top work surface, appliance space, central heating radiator, ceiling light point, three quarter height larder unit and UPVC double glazed window to side.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, extractor fan, central heating radiator, wood flooring and UPVC double glazed window to side.

FIRST FLOOR LANDING

having UPVC double glazed window to rear, ceiling light point, coved cornices, airing cupboard and loft hatch.

BEDROOM NO 1

3.81m x 3.55m (12' 6" x 11' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, tiled floor, extractor fan and UPVC double glazed window to rear.

BEDROOM NO 2

4.48m x 3.55m (14' 8" x 11' 8") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and built-in wardrobes.



BEDROOM NO 3

4.69m maximum x 2.71m minimum x 3.05m,(15' 5" x 8' 11" x 10') having UPVC double glazed window to front, ceiling light point and central heating radiator.

FAMILY BATHROOM

having white suite comprising corner bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

FOREGARDEN

having DRIVEWAY providing off-road parking facilities, mature lawn with planted borders and pathway to front door.

GARAGE

4.95m x 2.47m (16' 3" x 8' 1") having double doors to front, power and lighting and also housing the central heating boiler.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, well stocked flower and shrub borders, ornamental fish pond 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/02/03/23

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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.